

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2007 Assessment Roll

**Area Name / Number:** 51 / S. Renton/Kent

**Previous Physical Inspection:** 2001

**Improved Sales:**

Number of Sales: 1052

Range of Sale Dates: 1/2004 - 12/2006

<b>Sales – Improved Valuation Change Summary</b>						
	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price</b>	<b>Ratio</b>	<b>COV*</b>
<b>2006 Value</b>	\$94,000	\$185,000	\$279,000	\$313,100	89.1%	13.92%
<b>2007 Value</b>	\$102,900	\$204,000	\$306,900	\$313,100	98.0%	13.60%
<b>Change</b>	+\$8,900	+\$19,000	+\$27,900		+8.9%	-0.32%
<b>% Change</b>	+9.5%	+10.3%	+10.0%		+10.0%	-2.30%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.32% and -2.30% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

<b>Population - Improved Parcel Summary:</b>			
	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2006 Value</b>	\$101,000	\$183,400	\$284,400
<b>2007 Value</b>	\$110,600	\$205,900	\$316,500
<b>Percent Change</b>	+9.5%	+12.3%	+11.3%

Number of one to three unit residences in the Population: 4791

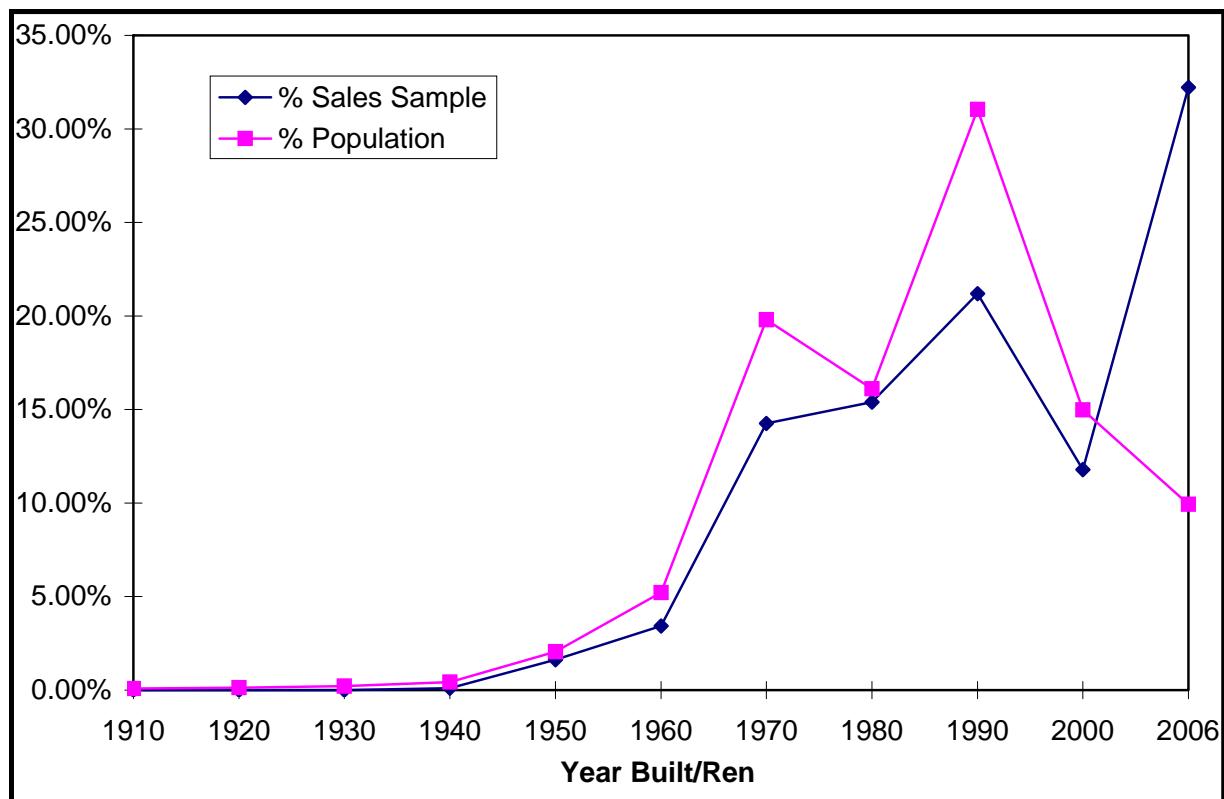
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements built or renovated after 1995 require a lower adjustment than the overall. Improvements that have a small above grade living area (Abla) of 1000 square feet or less require a higher adjustment than the overall alone.

The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

### **Sales Sample Representation of Population - Year Built / Renovated**

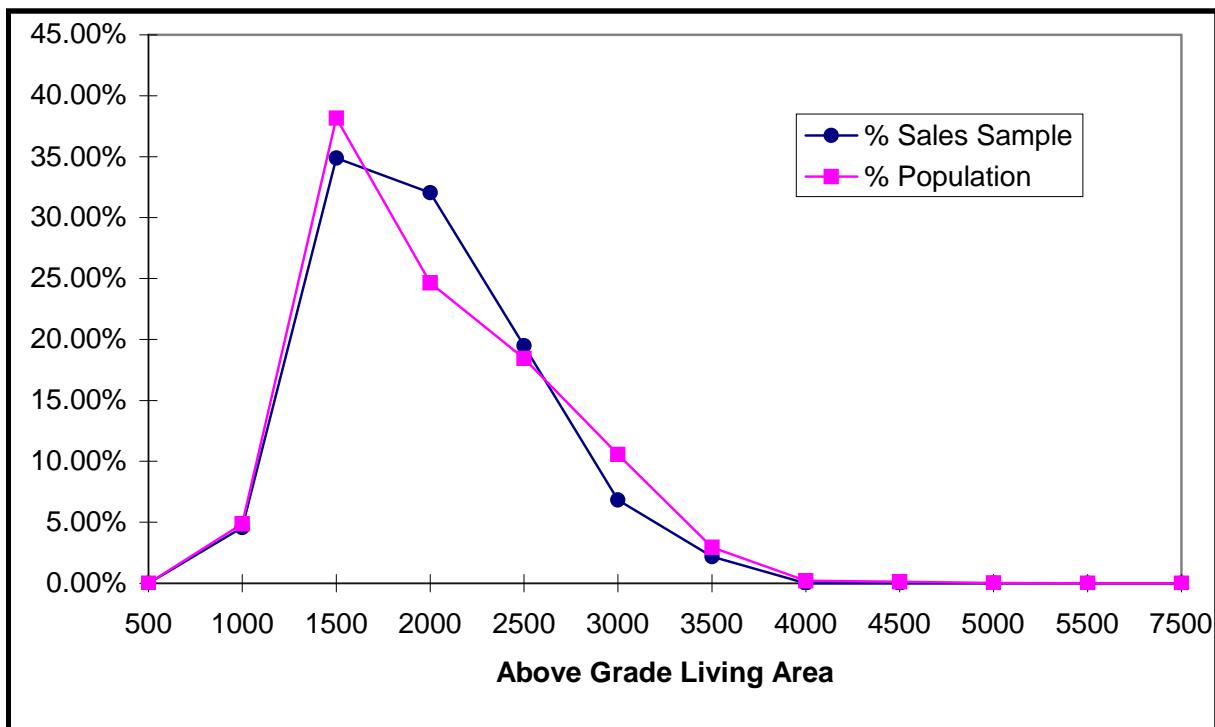
<b>Sales Sample</b>			<b>Population</b>		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	0	0.00%	1910	4	0.08%
1920	0	0.00%	1920	6	0.13%
1930	0	0.00%	1930	10	0.21%
1940	1	0.10%	1940	21	0.44%
1950	17	1.62%	1950	98	2.05%
1960	36	3.42%	1960	250	5.22%
1970	150	14.26%	1970	949	19.81%
1980	162	15.40%	1980	772	16.11%
1990	223	21.20%	1990	1487	31.04%
2000	124	11.79%	2000	718	14.99%
2006	339	32.22%	2006	476	9.94%
		1052			4791



Sales of new homes built in the last six years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

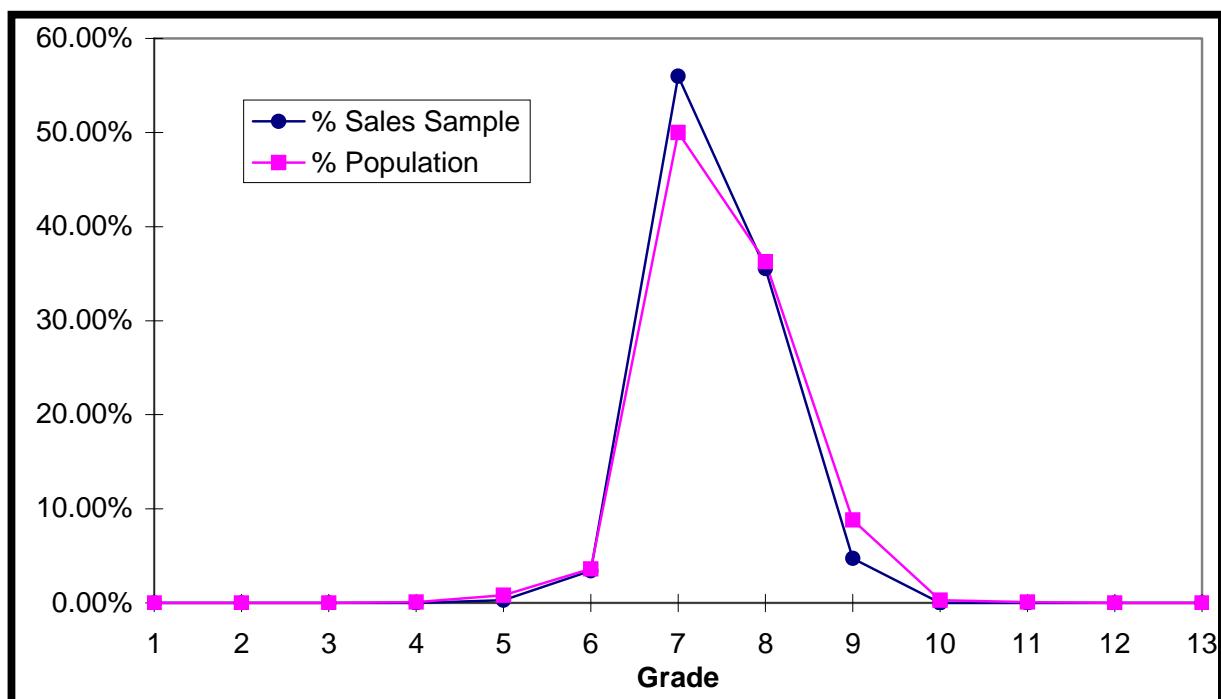
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	0	0.00%
1000	48	4.56%	1000	234	4.88%
1500	367	34.89%	1500	1828	38.15%
2000	337	32.03%	2000	1181	24.65%
2500	205	19.49%	2500	884	18.45%
3000	72	6.84%	3000	506	10.56%
3500	23	2.19%	3500	141	2.94%
4000	0	0.00%	4000	10	0.21%
4500	0	0.00%	4500	6	0.13%
5000	0	0.00%	5000	1	0.02%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	0	0.00%
	1052			4791	



The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

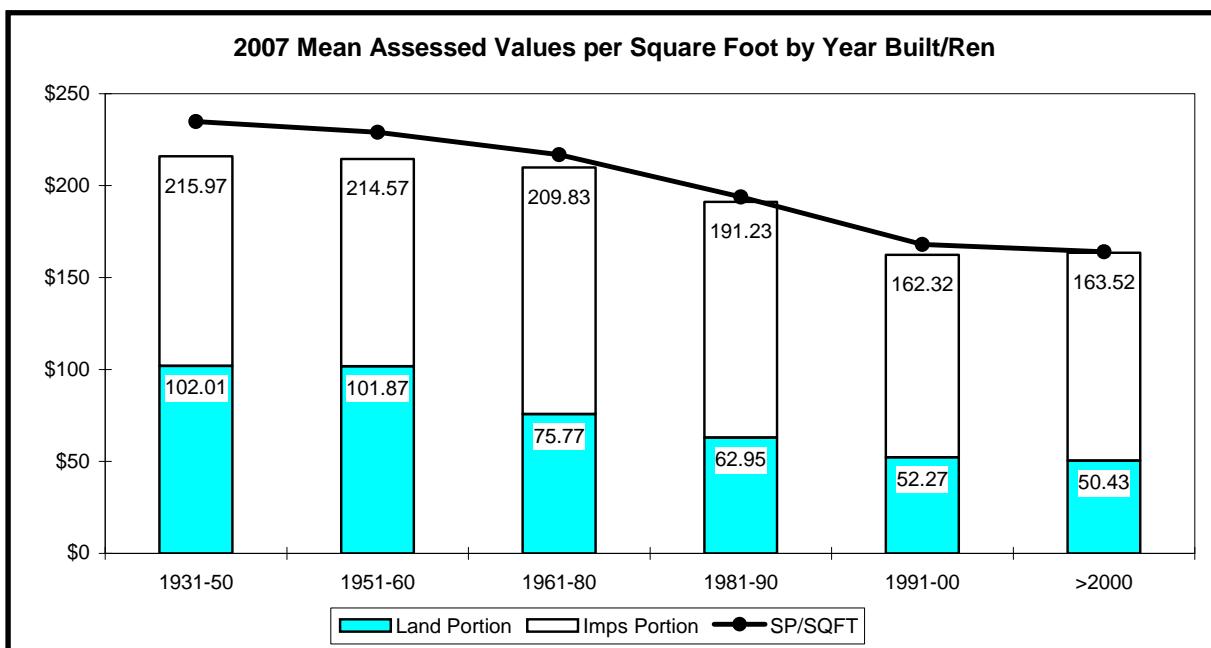
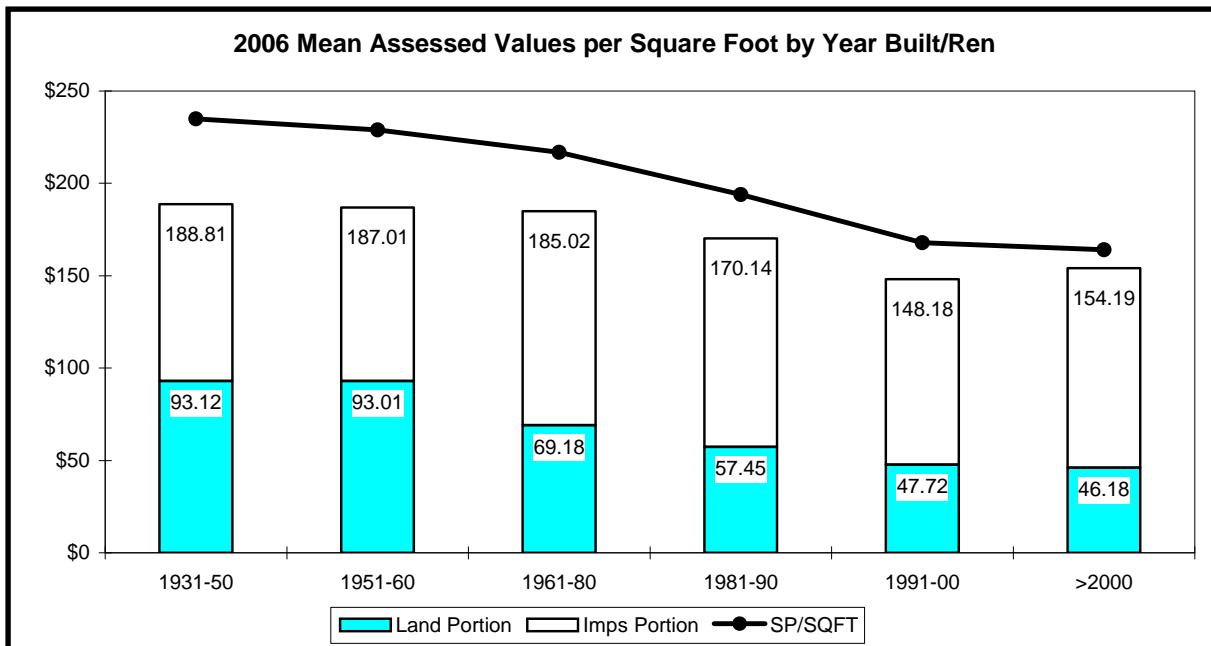
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	4	0.08%
5	3	0.29%	5	40	0.83%
6	36	3.42%	6	173	3.61%
7	589	55.99%	7	2396	50.01%
8	374	35.55%	8	1737	36.26%
9	50	4.75%	9	423	8.83%
10	0	0.00%	10	14	0.29%
11	0	0.00%	11	4	0.08%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
		1052			4791



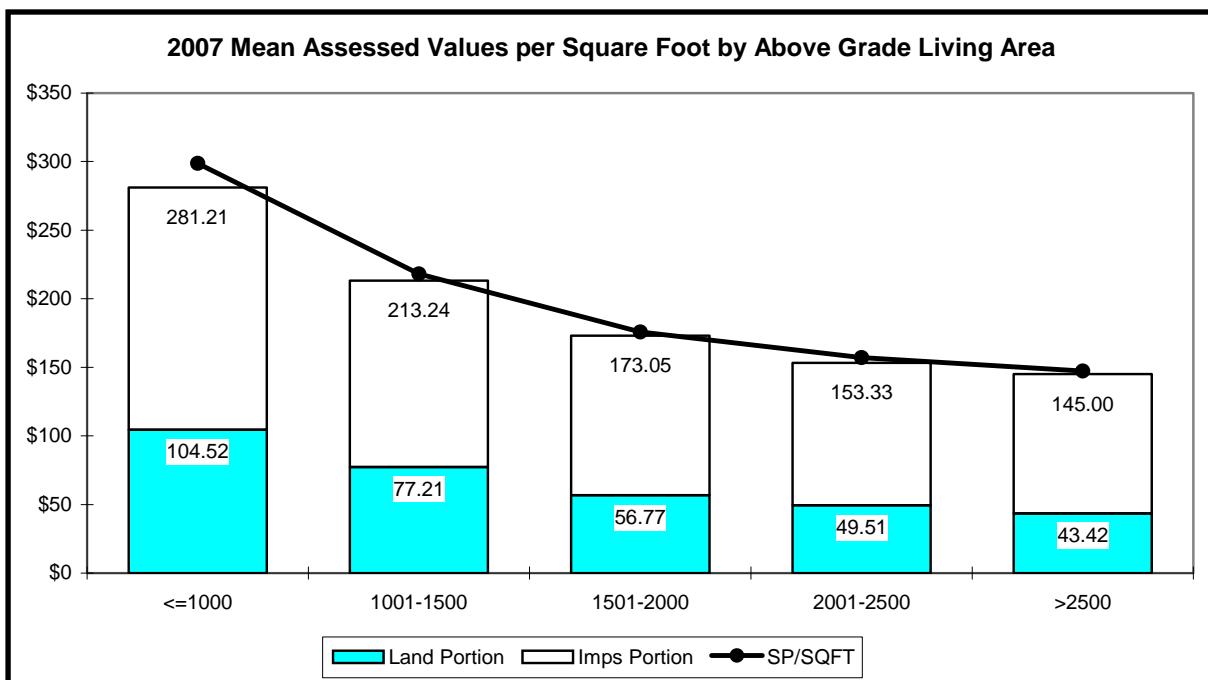
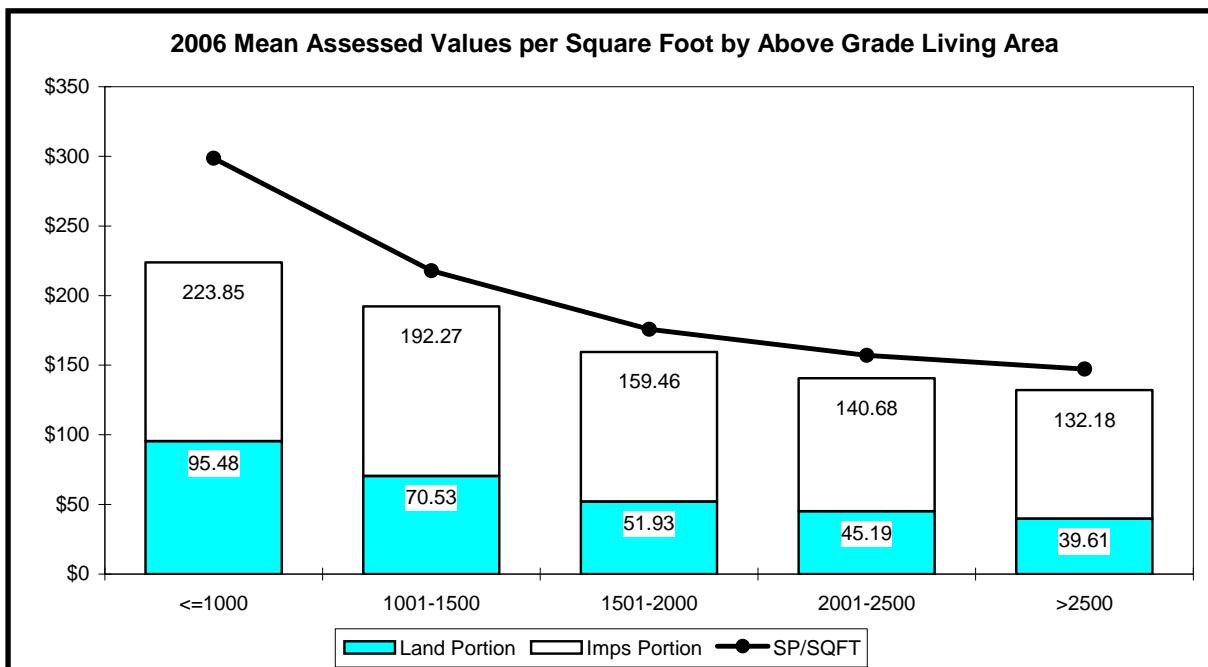
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is good for both accurate analysis and appraisals.

**Comparison of 2006 and 2007 Per Square Foot Values  
By Year Built / Renovated**



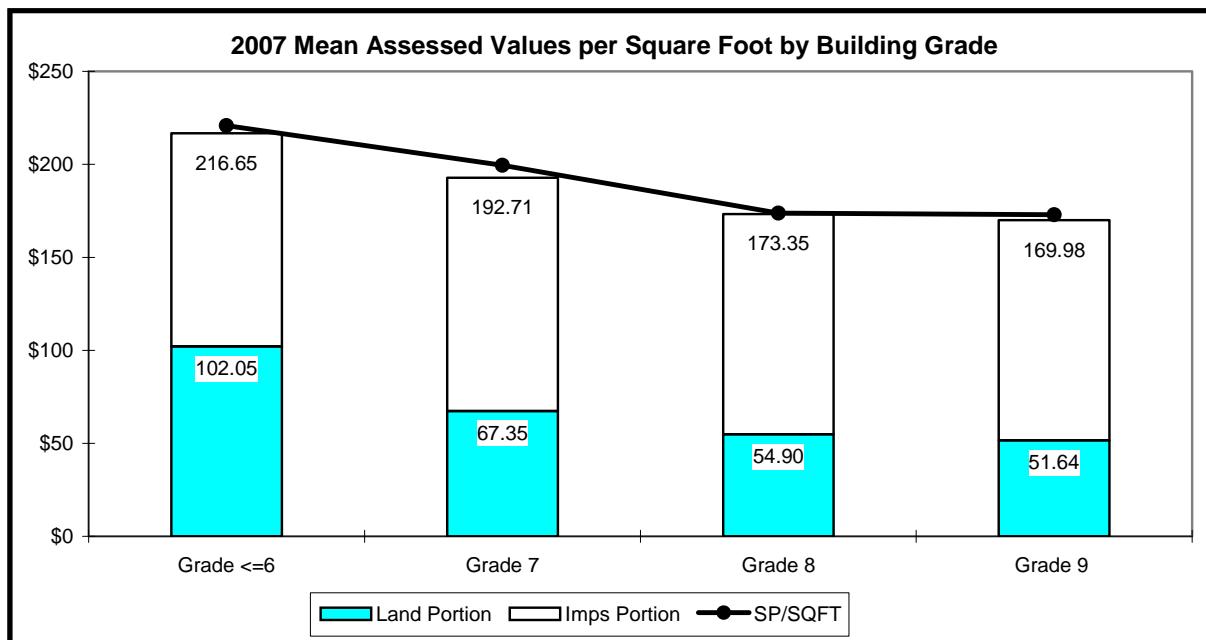
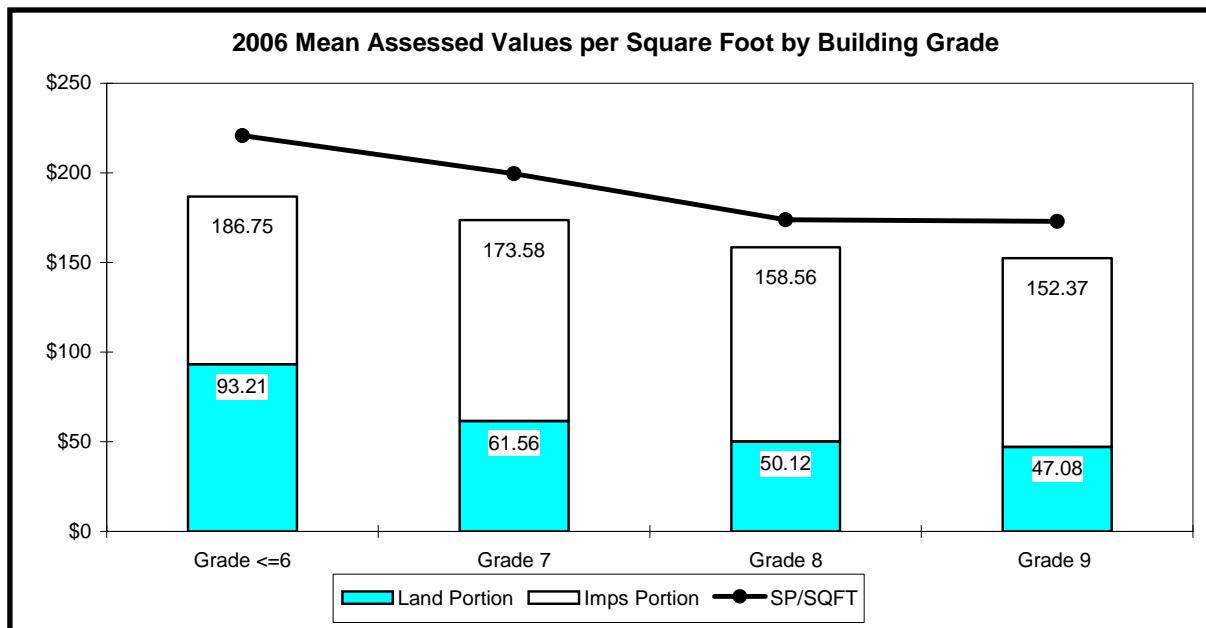
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2006 and 2007 Per Square Foot Values  
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2006 and 2007 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

### ***Land update***

Based on the **17** usable land sales available in the area, and their 2006 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall **9.5%** increase in land assessments in the area for the 2007 Assessment Year. The formula is:

$$\text{2007 Land Value} = \text{2006 Land Value} \times \text{1.10}, \text{with the result rounded down to the next \$1,000.}$$

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the **1052** usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that several characteristics should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements that have been built or renovated after 1995 are at a higher assessment level. Improvements with an above ground living area of 1000 square feet or less were at a lower assessment level. The model adjusts for these strata to improve the assessment level.

The derived adjustment formula is:

$$2007 \text{ Total Value} = 2006 \text{ Total Value} / .8933059 + 4.783759E-02 * \text{NewYrBltRen} - 9.889046E-02 * \text{SmAgla}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2007 \text{ Improvements Value} = 2007 \text{ Total Value} \text{ minus } 2007 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2007 Land Value + Previous Improvement Value \* 1.103)
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2007 Land Value + Previous Improvement Value \* 1.00).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.**

### ***Mobile Home Update***

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2007 \text{ Total Value} = 2007 \text{ Land Value} + \text{Previous Improvement Value} * 1.103, \text{ with results rounded down to the next } \$1,000$$

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 51 Annual Update Model Adjustments

**2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

11.94%

#### New Year Built

Renovated	Yes
>1995	

% Adjustment	-5.69%
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Small Agla	Yes
<=1000 SF	

% Adjustment	13.93%
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### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, an improvement built or renovated after 1995 would *approximately* receive a 6.25% upward adjustment (11.94% -5.69%). There are 748 parcels in the population that would receive this adjustment.

Improvements that have 1000 square feet or less of Agla would approximately receive a 25.87% upward adjustment (11.94%+13.93). There are 234 parcels in the population that would receive this adjustment.

This model corrects for these strata differences.

80% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.98.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<=6	39	0.864	0.994	15.1%	0.941	1.048
7	589	0.878	0.967	10.2%	0.956	0.979
8	374	0.912	0.995	9.2%	0.983	1.008
9	50	0.887	0.989	11.6%	0.951	1.028
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1931-1950	18	0.828	0.941	13.7%	0.830	1.053
1951-1960	36	0.834	0.950	13.9%	0.896	1.005
1961-1980	312	0.859	0.969	12.9%	0.952	0.986
1981-1990	223	0.881	0.987	12.1%	0.968	1.006
1991-2000	124	0.887	0.972	9.6%	0.949	0.995
>2000	339	0.937	0.994	6.1%	0.983	1.004
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<=Average	805	0.900	0.983	9.2%	0.974	0.992
Good	217	0.856	0.967	13.0%	0.946	0.988
Very Good	30	0.885	0.996	12.5%	0.938	1.054
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	486	0.860	0.968	12.5%	0.955	0.982
1.5	9	0.891	0.996	11.8%	0.857	1.136
2	557	0.915	0.990	8.2%	0.980	1.000
Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<=1000	48	0.751	0.944	25.6%	0.885	1.003
1001-1500	367	0.885	0.980	10.8%	0.966	0.995
1501-2000	337	0.909	0.985	8.5%	0.972	0.999
2001-2500	205	0.896	0.977	9.0%	0.959	0.994
>2500	95	0.900	0.987	9.7%	0.961	1.013
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	1052	0.891	0.980	10.0%	0.972	0.988

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.98.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

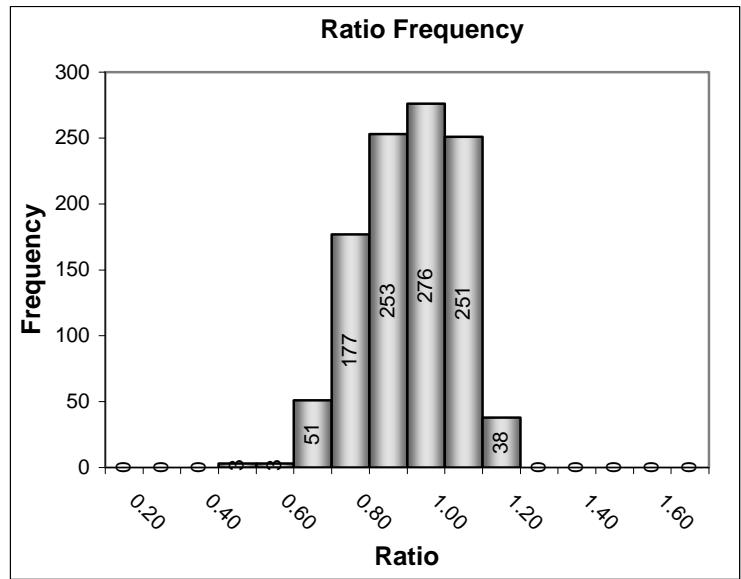
It is difficult to draw valid conclusions when the sales count is low.

Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	1052	0.891	0.980	10.0%	0.972	0.988
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
2	391	0.885	0.978	10.5%	0.965	0.991
6	661	0.895	0.982	9.7%	0.971	0.992
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<=5000	235	0.931	0.987	6.1%	0.974	1.001
5001-8000	412	0.896	0.988	10.2%	0.975	1.001
8001-12000	283	0.871	0.976	12.1%	0.960	0.993
12001-20000	66	0.847	0.949	12.0%	0.911	0.987
20001-43559	39	0.873	0.982	12.5%	0.927	1.038
1AC-3AC	17	0.798	0.910	14.1%	0.808	1.012
NewYrBltRen >1995 Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	664	0.869	0.978	12.5%	0.966	0.989
Y	388	0.929	0.985	6.1%	0.975	0.996
Small Agla <=1000 SF Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	1004	0.897	0.982	9.5%	0.974	0.990
Y	48	0.751	0.944	25.6%	0.885	1.003

# Annual Update Ratio Study Report (Before)

## 2006 Assessments

<b>District/Team:</b> SW / Team-1	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 2/13/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b>  51	<b>Appr ID:</b> Jwei	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 1052			
<b>Mean Assessed Value</b>	279,000		
<b>Mean Sales Price</b>	313,100		
<b>Standard Deviation AV</b>	50,052		
<b>Standard Deviation SP</b>	68,391		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.906		
<b>Median Ratio</b>	0.917		
<b>Weighted Mean Ratio</b>	0.891		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.458		
<b>Highest ratio:</b>	1.197		
<b>Coefficient of Dispersion</b>	11.57%		
<b>Standard Deviation</b>	0.126		
<b>Coefficient of Variation</b>	13.92%		
<b>Price Related Differential (PRD)</b>	1.017		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.905		
<i>Upper limit</i>	0.931		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.899		
<i>Upper limit</i>	0.914		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	4791		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.126		
<b>Recommended minimum:</b>	25		
<b>Actual sample size:</b>	1052		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	499		
# ratios above mean:	553		
Z:	1.665		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



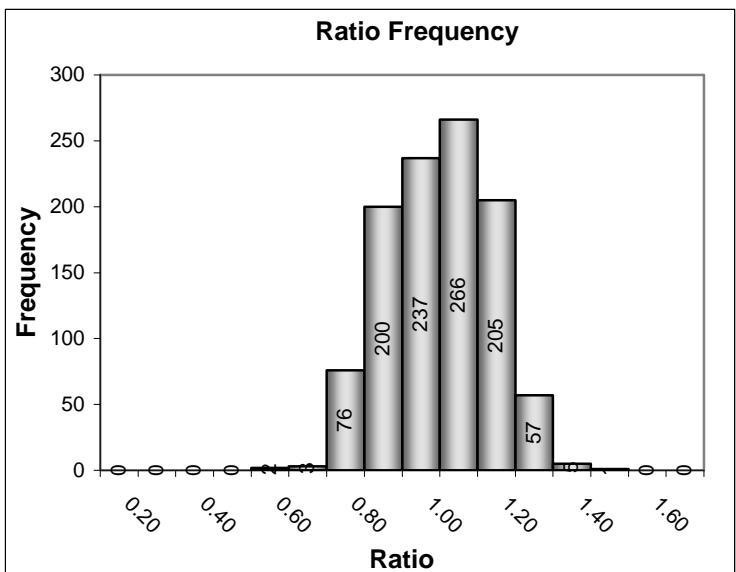
### COMMENTS:

1 to 3 Unit Residences throughout area 51

# Annual Update Ratio Study Report (After)

## 2007 Assessments

<b>District/Team:</b> SW / Team-1	<b>Lien Date:</b> 01/01/2007	<b>Date of Report:</b> 2/1/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> 51	<b>Appr ID:</b> Jwei	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 1052			
<b>Mean Assessed Value</b>	306,900		
<b>Mean Sales Price</b>	313,100		
<b>Standard Deviation AV</b>	52,895		
<b>Standard Deviation SP</b>	68,391		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.998		
<b>Median Ratio</b>	1.004		
<b>Weighted Mean Ratio</b>	0.980		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.576		
<b>Highest ratio:</b>	1.455		
<b>Coefficient of Dispersion</b>	11.31%		
<b>Standard Deviation</b>	0.136		
<b>Coefficient of Variation</b>	13.60%		
<b>Price Related Differential (PRD)</b>	1.018		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.991		
Upper limit	1.022		
<b>95% Confidence: Mean</b>			
Lower limit	0.990		
Upper limit	1.006		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	4791		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.136		
<b>Recommended minimum:</b>	29		
<b>Actual sample size:</b>	1052		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	514		
# ratios above mean:	538		
Z:	0.740		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 51.

Both assessment level and uniformity have been improved by application of the recommended values.

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	042205	9001	8/7/06	\$450,000	830	0	5	1945	4	43560	N	N	13009 SE 192ND ST
002	032205	9187	8/3/05	\$214,800	950	0	6	1964	4	9600	N	N	19662 140TH AVE SE
002	815500	0070	12/22/04	\$188,900	1000	0	6	1968	3	12163	N	N	13904 SE 200TH ST
002	032205	9153	7/28/05	\$292,000	1180	0	6	1948	3	31362	N	N	19837 140TH AVE SE
002	042205	9039	4/10/06	\$320,000	1500	0	6	1947	4	109579	N	N	20325 124TH AVE SE
002	042205	9039	5/25/05	\$303,000	1500	0	6	1947	4	109579	N	N	20325 124TH AVE SE
002	032205	9234	2/4/05	\$270,000	1940	0	6	1945	5	19200	N	N	14036 SE 200TH ST
002	032205	9234	4/12/04	\$229,000	1940	0	6	1945	5	19200	N	N	14036 SE 200TH ST
002	440600	0200	10/26/06	\$320,900	770	290	7	1969	4	14179	N	N	14054 SE 195TH PL
002	440600	0180	3/19/04	\$184,950	770	500	7	1969	4	9998	N	N	19421 141ST AVE SE
002	440600	0190	1/4/06	\$297,000	770	770	7	1969	4	9475	N	N	14062 SE 195TH PL
002	440600	0190	11/11/05	\$218,000	770	770	7	1969	4	9475	N	N	14062 SE 195TH PL
002	440600	0570	10/30/06	\$315,500	770	600	7	1971	3	8400	N	N	19414 141ST AVE SE
002	774870	0520	9/27/06	\$287,000	770	770	7	1974	3	8161	N	N	20219 127TH PL SE
002	287300	0940	11/3/05	\$260,000	860	0	7	1969	3	7036	N	N	13027 SE 204TH PL
002	052205	9211	9/2/05	\$210,000	880	0	7	1962	4	21600	N	N	11244 SE 204TH ST
002	287300	0130	8/2/05	\$215,000	900	0	7	1970	3	9865	N	N	13000 SE 204TH PL
002	287300	0720	9/7/06	\$265,000	900	0	7	1970	3	7210	N	N	20412 130TH PL SE
002	440600	0520	8/14/06	\$280,000	910	0	7	1971	4	9773	N	N	19345 142ND PL SE
002	440600	0150	3/1/06	\$300,000	950	500	7	1969	3	9732	N	N	14040 SE 194TH ST
002	032205	9152	8/15/05	\$242,000	960	0	7	1970	3	18000	N	N	14447 SE 192ND ST
002	795508	0170	4/30/04	\$210,000	980	0	7	1982	3	8523	N	N	19618 138TH AVE SE
002	774870	0340	11/23/04	\$195,000	980	0	7	1973	3	8400	N	N	12524 SE 202ND PL
002	774870	0350	11/23/04	\$195,000	980	0	7	1973	3	8400	N	N	12514 SE 202ND PL
002	774870	0320	9/23/04	\$198,400	980	0	7	1973	4	8400	N	N	12602 SE 202ND PL
002	774870	0330	11/23/04	\$185,000	980	0	7	1973	3	8400	N	N	12528 SE 202ND PL
002	287300	0180	8/24/06	\$279,900	990	0	7	1969	4	7210	N	N	20419 130TH AVE SE
002	432455	0090	3/25/04	\$159,500	990	0	7	1976	3	6866	N	N	20118 130TH AVE SE
002	432455	0040	7/8/04	\$192,000	990	0	7	1976	3	6512	N	N	12901 SE 202ND PL
002	032205	9005	11/21/06	\$390,000	1000	0	7	1953	5	34840	N	N	13637 SE 192ND ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	287300	0600	10/25/06	\$325,000	1000	580	7	1974	3	7210	N	N	20505 132ND AVE SE
002	287300	0580	2/22/05	\$228,950	1000	580	7	1974	4	7210	N	N	20459 132ND AVE SE
002	774870	0270	4/18/05	\$287,950	1010	480	7	1975	4	12135	N	N	20204 127TH PL SE
002	440600	0140	8/18/05	\$291,150	1010	840	7	1969	4	9639	N	N	19317 141ST AVE SE
002	287300	0640	3/16/06	\$268,500	1010	0	7	1968	4	7862	N	N	13003 SE 206TH ST
002	675230	0090	1/24/05	\$257,000	1020	270	7	1981	3	9998	N	N	14532 SE 196TH PL
002	662402	0140	5/26/05	\$290,000	1020	1000	7	1980	4	9231	N	N	11805 SE 204TH ST
002	774870	0300	4/14/04	\$184,950	1050	0	7	1974	3	8400	N	N	12616 SE 202ND PL
002	774870	0480	10/19/05	\$225,000	1060	0	7	1974	3	11462	N	N	20206 126TH PL SE
002	287300	0350	10/16/06	\$287,500	1060	0	7	1968	4	10027	N	N	13028 SE 207TH PL
002	774870	0600	3/6/06	\$258,500	1060	0	7	1973	4	10007	N	N	12506 SE 203RD PL
002	774870	0110	1/31/05	\$220,420	1060	0	7	1973	3	9367	N	N	12501 SE 203RD PL
002	774870	0470	9/26/05	\$222,500	1060	0	7	1973	3	8693	N	N	20210 126TH PL SE
002	774870	0190	10/25/04	\$212,200	1060	0	7	1973	4	8564	N	N	12553 SE 203RD PL
002	774870	0380	9/7/06	\$297,500	1060	0	7	1973	3	8400	N	N	12438 SE 202ND PL
002	247295	0090	9/24/06	\$358,000	1080	520	7	1984	3	9225	N	N	19430 146TH AVE SE
002	746142	0220	2/24/04	\$236,000	1080	330	7	1979	4	9074	N	N	19520 145TH AVE SE
002	795508	0310	4/6/06	\$313,500	1080	480	7	1982	3	8433	N	N	19613 138TH AVE SE
002	247295	0080	8/10/05	\$309,950	1080	720	7	1984	3	8001	N	N	19424 146TH AVE SE
002	746142	0130	7/1/05	\$279,950	1080	480	7	1979	4	7950	N	N	14602 SE 198TH ST
002	746142	0130	9/27/04	\$241,200	1080	480	7	1979	4	7950	N	N	14602 SE 198TH ST
002	746142	0070	6/10/05	\$300,000	1080	720	7	1979	4	7700	N	N	19719 147TH AVE SE
002	795508	0400	11/29/04	\$246,950	1080	440	7	1981	3	7202	N	N	19811 138TH AVE SE
002	793200	0007	3/24/05	\$236,000	1090	0	7	1963	3	13950	N	N	11627 SE 192ND ST
002	432455	0120	11/13/06	\$307,500	1090	0	7	1976	3	12173	N	N	20100 130TH AVE SE
002	432420	0140	6/15/05	\$240,000	1090	0	7	1970	4	9623	N	N	12404 SE 201ST PL
002	746142	0170	2/9/04	\$203,000	1090	0	7	1979	3	7993	N	N	19608 145TH AVE SE
002	746142	0650	9/30/05	\$279,000	1090	0	7	1980	4	7151	N	N	19817 144TH PL SE
002	432455	0280	10/27/06	\$270,000	1090	750	7	1976	3	6849	N	N	20137 128TH AVE SE
002	432420	0050	6/12/06	\$306,000	1100	550	7	1970	3	10024	N	N	12507 SE 201ST PL
002	432420	0050	7/28/04	\$220,000	1100	550	7	1970	3	10024	N	N	12507 SE 201ST PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	774870	0630	4/22/06	\$307,000	1100	570	7	1975	3	8811	N	N	20204 125TH PL SE
002	774870	0070	11/22/04	\$230,050	1100	0	7	1975	3	8539	N	N	20215 125TH PL SE
002	774870	0540	8/31/04	\$206,500	1100	570	7	1975	3	8016	N	N	12548 SE 203RD PL
002	746142	0840	5/25/05	\$257,500	1100	0	7	1979	3	7679	N	N	14603 SE 198TH ST
002	432455	0050	4/24/06	\$285,000	1100	550	7	1969	3	7399	N	N	12907 SE 202ND PL
002	287300	0790	9/1/04	\$205,000	1120	0	7	1974	3	7210	N	N	20439 131ST PL SE
002	245950	0060	4/18/05	\$274,000	1130	710	7	1985	3	9538	N	N	19312 135TH AVE SE
002	287300	0690	5/19/05	\$255,000	1130	1000	7	1975	4	7649	N	N	20432 130TH PL SE
002	287300	0520	10/24/06	\$352,000	1130	1000	7	1975	4	7210	N	N	20434 131ST PL SE
002	222100	0130	4/28/05	\$274,950	1140	450	7	1975	3	10464	N	N	19331 140TH PL SE
002	222100	0070	12/30/04	\$278,350	1140	450	7	1974	3	7280	N	N	19318 140TH PL SE
002	440600	0100	7/20/05	\$246,000	1150	0	7	1969	4	12800	N	N	14100 SE 193RD ST
002	259230	0160	3/23/04	\$227,950	1150	340	7	1985	3	8332	N	N	13704 SE 202ND PL
002	245950	0300	11/28/05	\$305,000	1150	380	7	1985	3	6723	N	N	19303 135TH AVE SE
002	432421	0030	10/4/06	\$304,950	1160	300	7	1989	3	10325	N	N	12541 SE 201ST PL
002	896020	0600	7/13/06	\$295,000	1160	520	7	1975	3	10033	N	N	12232 SE 200TH ST
002	896020	0600	7/27/04	\$250,480	1160	520	7	1975	3	10033	N	N	12232 SE 200TH ST
002	432421	0140	3/1/05	\$269,950	1160	690	7	1988	3	7804	N	N	12620 SE 201ST PL
002	795508	0010	7/26/06	\$325,000	1160	490	7	1981	3	7324	N	N	13820 SE 200TH ST
002	795508	0360	4/22/04	\$232,000	1160	490	7	1981	3	7202	N	N	19713 138TH AVE SE
002	432421	0020	5/31/06	\$285,000	1170	0	7	1988	3	11273	N	N	12533 SE 201ST PL
002	245950	0170	6/13/06	\$324,950	1170	420	7	1985	3	10634	N	N	19532 135TH AVE SE
002	245950	0170	5/18/04	\$242,000	1170	420	7	1985	3	10634	N	N	19532 135TH AVE SE
002	247295	0520	6/22/05	\$254,500	1170	0	7	1984	3	6711	N	N	14419 SE 194TH ST
002	245950	0140	10/27/05	\$275,000	1170	420	7	1985	3	6375	N	N	19510 135TH AVE SE
002	896030	0070	3/25/05	\$256,500	1180	0	7	1969	4	13453	N	N	19454 122ND PL SE
002	896030	0120	10/17/06	\$265,000	1180	0	7	1969	4	10206	N	N	19467 122ND PL SE
002	746142	0250	1/27/05	\$270,600	1180	0	7	1979	4	9553	N	N	19601 145TH AVE SE
002	896030	0110	7/20/04	\$223,000	1180	0	7	1969	4	9345	N	N	19463 122ND PL SE
002	896020	0340	9/17/04	\$224,000	1180	0	7	1968	3	8471	N	N	19614 122ND PL SE
002	896020	0590	5/27/04	\$200,500	1180	0	7	1968	4	8218	N	N	12236 SE 200TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 51**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	896020	0220	7/25/06	\$289,000	1180	0	7	1968	3	7650	N	N	12228 SE 199TH ST
002	746142	0920	10/21/05	\$294,000	1180	870	7	1979	4	7350	N	N	14717 SE 198TH ST
002	896030	0150	8/23/06	\$293,500	1180	0	7	1969	4	7213	N	N	19519 122ND PL SE
002	675230	0050	9/7/04	\$213,000	1190	0	7	1981	3	13985	N	N	14539 SE 196TH PL
002	247295	0030	11/17/05	\$280,000	1190	0	7	1983	3	8888	N	N	19246 146TH AVE SE
002	432421	0160	7/12/04	\$219,000	1190	0	7	1988	3	7215	N	N	12540 SE 201ST PL
002	774870	0260	9/19/05	\$265,000	1200	0	7	1975	4	14565	N	N	20212 127TH PL SE
002	019250	0270	6/9/05	\$245,000	1200	0	7	1966	3	11346	N	N	19436 136TH PL SE
002	245950	0090	1/13/05	\$259,900	1200	330	7	1985	3	7622	N	N	19406 135TH AVE SE
002	287300	0770	7/1/05	\$244,950	1200	0	7	1969	3	7210	N	N	20425 131ST PL SE
002	440600	0290	6/8/04	\$217,000	1210	0	7	1969	4	9668	N	N	19358 142ND PL SE
002	793200	0010	6/12/06	\$405,000	1220	0	7	1950	4	29395	N	N	11637 SE 192ND ST
002	793200	0010	5/5/05	\$265,000	1220	0	7	1950	4	29395	N	N	11637 SE 192ND ST
002	440600	0250	10/18/04	\$208,950	1220	0	7	1969	4	9862	N	N	14111 SE 195TH PL
002	281780	0180	11/15/04	\$275,000	1220	1180	7	1978	4	7831	N	N	19202 121ST PL SE
002	019250	0040	11/18/04	\$269,900	1230	0	7	1965	3	11475	N	N	19229 136TH PL SE
002	287300	0800	5/10/05	\$230,000	1230	0	7	1970	4	7210	N	N	20447 131ST PL SE
002	432421	0110	7/14/05	\$288,000	1240	440	7	1992	3	13073	N	N	20028 127TH LN SE
002	432421	0010	1/4/05	\$250,000	1240	440	7	1989	3	11715	N	N	12525 SE 201ST PL
002	432421	0130	10/27/05	\$305,273	1240	440	7	1989	3	9940	N	N	12628 SE 201ST PL
002	937840	0460	11/4/04	\$252,000	1240	390	7	1989	3	9933	N	N	12327 SE 204TH ST
002	432455	0200	7/14/04	\$190,000	1240	0	7	1969	4	7960	N	N	12800 SE 201ST ST
002	746142	0310	12/21/04	\$250,000	1240	810	7	1980	3	7581	N	N	19702 144TH PL SE
002	937840	0140	6/27/05	\$248,267	1240	390	7	1988	3	6973	N	N	20325 122ND CT SE
002	746142	0770	12/27/06	\$350,500	1240	800	7	1979	4	6844	N	N	14403 SE 198TH ST
002	746142	0330	1/26/05	\$284,900	1240	790	7	1980	3	6827	N	N	19614 143RD PL SE
002	287300	0120	11/18/04	\$210,000	1250	0	7	1970	3	10919	N	N	13002 SE 204TH PL
002	662401	0080	9/13/05	\$269,900	1250	600	7	1974	3	7579	N	N	20410 120TH AVE SE
002	662401	0080	7/31/04	\$225,000	1250	600	7	1974	3	7579	N	N	20410 120TH AVE SE
002	052205	9216	9/28/04	\$277,000	1260	0	7	1990	3	43560	N	N	11427 SE 196TH ST
002	440600	0220	8/5/04	\$211,000	1260	0	7	1969	4	10128	N	N	14055 SE 195TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	432455	0370	4/13/04	\$199,950	1280	0	7	1970	4	8377	N	N	20104 128TH AVE SE
002	432455	0260	11/11/04	\$239,950	1290	750	7	1976	3	8399	N	N	20125 128TH AVE SE
002	432455	0490	12/11/04	\$208,500	1290	0	7	1976	4	6764	N	N	12810 SE 202ND PL
002	662401	0010	8/25/05	\$249,000	1300	0	7	1970	4	7200	N	N	20518 120TH AVE SE
002	432420	0130	11/15/04	\$220,000	1320	0	7	1971	3	11006	N	N	12408 SE 201ST PL
002	786130	0200	9/18/06	\$352,950	1320	300	7	1987	3	9918	N	N	19824 137TH AVE SE
002	662401	0190	8/9/05	\$249,950	1320	0	7	1972	3	7750	N	N	20503 120TH AVE SE
002	287300	0660	7/22/05	\$245,000	1340	0	7	1975	4	8574	N	N	13015 SE 206TH ST
002	662401	0120	12/13/06	\$305,000	1340	0	7	1973	4	7930	N	N	20413 120TH AVE SE
002	287300	0780	12/14/05	\$258,000	1340	0	7	1975	4	7210	N	N	20433 131ST PL SE
002	432455	0070	1/3/05	\$216,950	1350	0	7	1974	4	8828	N	N	20130 130TH AVE SE
002	795508	0410	5/27/04	\$257,000	1350	400	7	1981	4	7202	N	N	19819 138TH AVE SE
002	793200	0105	9/29/06	\$330,000	1360	0	7	1951	4	16900	N	N	12025 SE 196TH ST
002	247295	0310	11/2/06	\$360,000	1360	570	7	1983	4	8475	N	N	19334 144TH CT SE
002	746142	0080	12/13/04	\$256,000	1390	410	7	1979	3	11674	N	N	14632 SE 198TH ST
002	937840	0010	4/26/04	\$279,950	1390	400	7	1989	3	9274	N	N	12354 SE 204TH ST
002	662401	0200	10/27/05	\$275,000	1390	0	7	1969	4	9000	N	N	20515 120TH AVE SE
002	937840	0020	9/27/05	\$340,000	1390	400	7	1989	3	7942	N	N	12346 SE 204TH ST
002	746142	0320	8/22/05	\$300,000	1390	530	7	1980	3	7554	N	N	19620 143RD PL SE
002	662401	0170	2/9/04	\$203,500	1390	0	7	1975	4	7399	N	N	11921 SE 205TH ST
002	247295	0470	5/1/06	\$349,950	1400	730	7	1983	3	6660	N	N	19430 144TH PL SE
002	247295	0320	2/28/05	\$271,000	1410	0	7	1984	3	9705	N	N	14422 SE 194TH ST
002	247295	0020	1/19/06	\$285,000	1410	0	7	1983	3	8554	N	N	19240 146TH AVE SE
002	247295	0120	9/29/04	\$227,750	1410	0	7	1983	4	7622	N	N	14618 SE 195TH PL
002	247295	0160	3/22/05	\$268,500	1410	0	7	1983	3	7466	N	N	14601 SE 195TH PL
002	662400	0080	12/13/05	\$302,000	1420	0	7	1968	3	9702	N	N	20600 120TH AVE SE
002	662400	0080	11/19/04	\$231,000	1420	0	7	1968	3	9702	N	N	20600 120TH AVE SE
002	662400	0080	5/24/04	\$214,950	1420	0	7	1968	3	9702	N	N	20600 120TH AVE SE
002	786130	0100	8/30/04	\$283,200	1430	580	7	1988	3	9603	N	N	13725 SE 199TH PL
002	662340	0353	9/6/06	\$200,000	1440	0	7	1961	4	13528	N	N	19904 108TH AVE SE
002	287300	0310	4/5/04	\$200,000	1450	0	7	1968	4	8214	N	N	20712 130TH AVE SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 51**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	937840	0450	6/22/06	\$378,000	1460	710	7	1989	3	9021	N	N	12321 SE 204TH ST
002	216330	0140	10/10/05	\$320,000	1460	440	7	1990	3	7416	N	N	11810 SE 204TH ST
002	247295	0410	12/8/06	\$310,000	1460	0	7	1984	3	6500	N	N	19411 146TH AVE SE
002	662402	0090	7/28/04	\$285,000	1480	1380	7	1985	3	7260	N	N	11827 SE 206TH ST
002	662400	0160	6/9/06	\$280,000	1490	0	7	1969	4	9514	N	N	11914 SE 206TH ST
002	259230	0020	3/26/04	\$240,000	1500	0	7	1986	3	8640	N	N	13711 SE 202ND PL
002	247295	0440	7/23/04	\$264,950	1550	0	7	1983	3	7404	N	N	19431 146TH AVE SE
002	432420	0020	1/20/06	\$275,000	1570	0	7	1973	4	8230	N	N	12411 SE 201ST PL
002	281780	0150	8/11/06	\$340,000	1570	540	7	1979	4	7828	N	N	19226 121ST PL SE
002	432420	0030	6/23/06	\$289,490	1580	0	7	1970	5	7429	N	N	12421 SE 201ST PL
002	287300	0550	9/26/06	\$309,000	1580	0	7	1974	4	7210	N	N	20412 131ST PL SE
002	032205	9254	2/4/04	\$258,000	1590	0	7	1996	3	12308	N	N	19319 143RD PL SE
002	793200	0026	12/13/05	\$325,000	1600	0	7	1962	3	27980	N	N	19220 120TH AVE SE
002	052205	9280	3/20/06	\$410,000	1620	100	7	1947	4	22000	N	N	11215 SE 192ND ST
002	052205	9147	8/31/06	\$457,000	1630	0	7	1954	4	54885	N	N	19809 116TH AVE SE
002	245950	0210	10/25/06	\$352,500	1630	0	7	1985	3	12295	N	N	19501 135TH AVE SE
002	216330	0090	10/25/04	\$230,000	1700	0	7	1990	3	7759	N	N	11834 SE 204TH ST
002	245950	0110	3/15/05	\$250,000	1700	0	7	1985	3	7225	N	N	19422 135TH AVE SE
002	032205	9158	3/23/04	\$290,000	1710	0	7	1960	4	50529	N	N	19825 148TH AVE SE
002	019250	0220	10/27/05	\$319,100	1720	0	7	1967	3	11338	N	N	19252 136TH PL SE
002	786130	0300	4/26/06	\$359,950	1720	0	7	1986	3	10089	N	N	19915 137TH AVE SE
002	795508	0180	11/21/05	\$310,000	1720	0	7	1982	4	7261	N	N	19610 138TH AVE SE
002	245950	0120	1/9/04	\$224,300	1730	0	7	1985	3	7225	N	N	19430 135TH AVE SE
002	786130	0120	8/23/04	\$254,000	1760	0	7	1987	3	10249	N	N	13735 SE 199TH PL
002	786130	0140	6/15/05	\$292,500	1760	0	7	1987	3	9602	N	N	13738 SE 199TH PL
002	786130	0240	12/12/05	\$328,000	1760	0	7	1988	3	8334	N	N	19805 137TH AVE SE
002	032205	9154	6/15/05	\$285,000	1770	0	7	1960	4	12600	N	N	14054 SE 200TH ST
002	662402	0170	11/10/05	\$319,950	1770	0	7	1978	3	7225	N	N	11823 SE 204TH ST
002	432421	0070	8/10/06	\$322,990	1780	0	7	1991	3	7282	N	N	12617 SE 201ST PL
002	786130	0110	3/28/05	\$275,950	1860	0	7	1987	3	9602	N	N	13731 SE 199TH PL
002	937840	0190	10/18/05	\$299,900	1880	0	7	1989	3	8098	N	N	20321 122ND AVE SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 51**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	937840	0190	3/4/04	\$255,000	1880	0	7	1989	3	8098	N	N	20321 122ND AVE SE
002	032205	9359	6/29/06	\$350,000	2005	0	7	2006	3	7013	N	N	19834 140TH AVE SE
002	795508	0370	10/15/06	\$406,850	2030	0	7	1982	3	7202	N	N	19721 138TH AVE SE
002	795508	0370	4/20/05	\$245,000	2030	0	7	1982	3	7202	N	N	19721 138TH AVE SE
002	746142	0340	2/17/06	\$317,000	2090	0	7	1980	3	8232	N	N	14321 SE 196TH CT
002	746142	0340	1/24/05	\$277,900	2090	0	7	1980	3	8232	N	N	14321 SE 196TH CT
002	746142	0410	3/1/06	\$319,900	2090	0	7	1980	3	7200	N	N	14326 SE 196TH CT
002	746142	0600	6/14/05	\$290,000	2090	0	7	1980	3	7016	N	N	19716 143RD PL SE
002	774870	0040	5/3/05	\$265,000	2240	0	7	1975	4	9259	N	N	12423 SE 202ND PL
002	032205	9280	9/25/06	\$356,000	2500	0	7	1975	3	17012	N	N	14611 SE 192ND ST
002	032205	9280	8/10/05	\$315,000	2500	0	7	1975	3	17012	N	N	14611 SE 192ND ST
002	937840	0470	8/11/05	\$360,000	2550	0	7	1989	3	7022	N	N	12333 SE 204TH ST
002	937840	0310	4/1/06	\$390,000	2730	0	7	1989	3	7599	N	N	20304 120TH AVE SE
002	259769	0260	9/20/06	\$364,500	1290	370	8	1986	3	7000	N	N	19414 133RD AVE SE
002	259230	0340	7/31/06	\$342,500	1300	310	8	1986	3	7854	N	N	13708 SE 201ST ST
002	259230	0290	7/3/06	\$386,600	1320	290	8	1986	3	8713	N	N	13740 SE 201ST ST
002	259769	0300	8/23/06	\$374,950	1390	370	8	1985	3	7000	N	N	19328 133RD AVE SE
002	259769	0350	9/9/04	\$305,050	1400	680	8	1987	3	8405	N	N	13300 SE 193RD ST
002	259767	0180	8/23/05	\$342,950	1420	670	8	1989	3	7435	N	N	19712 134TH PL SE
002	259768	0080	11/4/04	\$282,200	1440	460	8	1985	3	8112	N	N	19926 133RD AVE SE
002	259771	0020	8/10/04	\$304,000	1440	630	8	1989	3	7220	N	N	19313 133RD PL SE
002	259230	0390	7/27/06	\$379,000	1480	530	8	1987	3	10395	N	N	13727 SE 200TH ST
002	259769	0340	5/25/04	\$275,480	1500	640	8	1986	3	8400	N	N	13308 SE 193RD ST
002	259769	0210	6/14/05	\$345,000	1500	640	8	1986	3	8373	N	N	13318 SE 195TH ST
002	259768	0240	5/28/04	\$279,950	1500	640	8	1985	3	6663	N	N	19813 132ND PL SE
002	321690	0140	3/29/05	\$260,000	1530	0	8	1993	3	6808	N	N	11711 SE 203RD ST
002	259772	0030	1/26/05	\$319,000	1570	600	8	1987	3	13553	N	N	19636 134TH CT SE
002	412800	0080	4/20/04	\$289,950	1570	590	8	1993	3	7572	N	N	14131 SE 198TH ST
002	259771	0010	7/13/04	\$317,350	1570	600	8	1987	3	7082	N	N	19305 133RD PL SE
002	259767	0190	8/25/06	\$385,000	1570	600	8	1987	3	6629	N	N	13346 SE 197TH ST
002	447500	0210	4/10/06	\$315,000	1570	0	8	1999	3	5600	N	N	11627 SE 193RD PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	793200	0100	10/13/04	\$315,500	1580	350	8	1953	4	31133	N	N	11911 SE 196TH ST
002	259230	0280	12/19/06	\$348,500	1680	0	8	1986	3	8765	N	N	13741 SE 201ST ST
002	259771	0130	5/17/04	\$300,000	1700	630	8	1987	3	7390	N	N	13335 SE 193RD ST
002	250880	0370	9/7/05	\$328,235	1700	0	8	1998	3	6050	N	N	20714 122ND PL SE
002	250880	0370	5/19/04	\$266,500	1700	0	8	1998	3	6050	N	N	20714 122ND PL SE
002	730000	0390	6/28/05	\$286,500	1714	0	8	2005	3	5079	N	N	19303 113TH PL SE
002	730000	0470	4/15/05	\$286,450	1714	0	8	2005	3	3710	N	N	19385 113TH AVE SE
002	730000	0450	4/14/05	\$264,950	1714	0	8	2005	3	3710	N	N	19373 113TH AVE SE
002	730000	0410	8/22/05	\$289,950	1714	0	8	2005	3	3568	N	N	19315 113TH AVE SE
002	730000	0180	1/19/05	\$269,950	1714	0	8	2005	3	3511	N	N	19390 113TH PL SE
002	730000	0010	5/2/05	\$289,000	1714	0	8	2005	3	3279	N	N	19546 113TH PL SE
002	730000	0670	2/9/06	\$323,061	1714	0	8	2005	3	3265	N	N	19332 113TH AVE SE
002	730000	0680	3/8/06	\$364,000	1714	0	8	2005	3	3259	N	N	19338 113TH AVE SE
002	730000	0680	2/8/06	\$319,000	1714	0	8	2005	3	3259	N	N	19338 113TH AVE SE
002	730000	0700	6/16/06	\$359,950	1714	0	8	2005	3	3246	N	N	19350 113TH AVE SE
002	730000	0700	2/14/06	\$319,950	1714	0	8	2005	3	3246	N	N	19350 113TH AVE SE
002	730000	0710	5/18/06	\$362,000	1714	0	8	2005	3	3240	N	N	19356 113TH AVE SE
002	730000	0710	3/2/06	\$319,950	1714	0	8	2005	3	3240	N	N	19356 113TH AVE SE
002	730000	0590	4/8/05	\$274,950	1714	0	8	2005	3	3240	N	N	19353 113TH PL SE
002	730000	0570	4/27/05	\$269,950	1714	0	8	2005	3	3240	N	N	19365 113TH PL SE
002	730000	0540	1/18/05	\$264,950	1714	0	8	2005	3	3240	N	N	19383 113TH PL SE
002	730000	0550	1/20/05	\$264,950	1714	0	8	2005	3	3240	N	N	19377 113TH PL SE
002	730000	0580	3/31/05	\$259,950	1714	0	8	2005	3	3240	N	N	19359 113TH PL SE
002	730000	0730	2/21/06	\$329,950	1714	0	8	2005	3	3227	N	N	19368 113TH AVE SE
002	730000	0740	2/17/06	\$330,000	1714	0	8	2005	3	3221	N	N	19374 113TH AVE SE
002	730000	0750	3/1/06	\$325,000	1714	0	8	2005	3	3214	N	N	19380 113TH AVE SE
002	730000	0290	8/11/05	\$299,950	1714	0	8	2005	3	3154	N	N	19324 113TH PL SE
002	730000	0630	7/5/05	\$294,000	1714	0	8	2005	3	3150	N	N	19329 113TH PL SE
002	730000	0220	4/25/05	\$289,950	1714	0	8	2005	3	3150	N	N	19366 113TH PL SE
002	730000	0260	8/19/05	\$289,950	1714	0	8	2005	3	3150	N	N	19342 113TH PL SE
002	730000	0200	4/28/05	\$284,950	1714	0	8	2005	3	3150	N	N	19378 113TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	730000	0270	6/9/05	\$284,950	1714	0	8	2005	3	3150	N	N	19336 113TH PL SE
002	730000	0240	8/3/05	\$279,950	1714	0	8	2005	3	3150	N	N	19354 113TH PL SE
002	730000	0610	4/21/05	\$274,950	1714	0	8	2005	3	3150	N	N	19341 113TH PL SE
002	730000	0620	4/18/05	\$274,950	1714	0	8	2005	3	3150	N	N	19335 113TH PL SE
002	730000	0340	9/1/05	\$299,950	1714	0	8	2005	3	2980	N	N	11332 SE 193RD PL
002	730000	0160	6/13/05	\$296,000	1714	0	8	2005	3	2975	N	N	19420 113TH PL SE
002	730000	0090	5/25/05	\$294,950	1714	0	8	2005	3	2975	N	N	19462 113TH PL SE
002	730000	0060	5/27/05	\$289,950	1714	0	8	2005	3	2975	N	N	19516 113TH PL SE
002	730000	0040	5/6/05	\$287,850	1714	0	8	2005	3	2975	N	N	19528 113TH PL SE
002	730000	0100	5/25/05	\$285,000	1714	0	8	2005	3	2975	N	N	19456 113TH PL SE
002	730000	0120	6/2/05	\$284,950	1714	0	8	2005	3	2975	N	N	19444 113TH PL SE
002	730000	0080	5/19/05	\$283,950	1714	0	8	2005	3	2975	N	N	19504 113TH PL SE
002	730000	0140	5/25/05	\$279,950	1714	0	8	2005	3	2975	N	N	19432 113TH PL SE
002	730000	0020	4/26/05	\$274,950	1714	0	8	2005	3	2975	N	N	19540 113TH PL SE
002	730000	0150	4/5/05	\$274,950	1714	0	8	2005	3	2975	N	N	19426 113TH PL SE
002	730000	0380	2/15/06	\$334,000	1714	0	8	2005	3	2974	N	N	11308 SE 193RD PL
002	730000	0380	8/10/05	\$284,950	1714	0	8	2005	3	2974	N	N	11308 SE 193RD PL
002	730000	0520	4/15/05	\$286,950	1714	0	8	2005	3	2967	N	N	19403 113TH PL SE
002	730000	0510	4/4/05	\$279,594	1714	0	8	2005	3	2954	N	N	19409 113TH PL SE
002	730000	0500	4/1/05	\$264,950	1714	0	8	2005	3	2943	N	N	19415 113TH PL SE
002	259767	0140	11/7/06	\$395,000	1730	670	8	1989	3	7569	N	N	19826 134TH PL SE
002	259767	0410	6/21/04	\$271,200	1760	0	8	1987	3	8377	N	N	13329 SE 198TH ST
002	259769	0070	9/18/06	\$353,000	1760	0	8	1987	3	7915	N	N	13306 SE 196TH ST
002	259771	0340	3/21/06	\$337,950	1770	0	8	1990	3	8244	N	N	13401 SE 196TH ST
002	259771	0330	7/5/05	\$310,000	1770	0	8	1989	3	7740	N	N	13317 SE 196TH ST
002	259771	0330	3/31/04	\$259,990	1770	0	8	1989	3	7740	N	N	13317 SE 196TH ST
002	259767	0310	9/27/04	\$289,500	1770	0	8	1987	3	7554	N	N	19723 134TH PL SE
002	259767	0310	8/25/04	\$279,500	1770	0	8	1987	3	7554	N	N	19723 134TH PL SE
002	447500	0010	5/16/05	\$280,000	1770	0	8	1999	3	5925	N	N	11602 SE 193RD PL
002	730000	0640	6/9/05	\$320,000	1773	0	8	2005	3	4769	N	N	19323 113TH PL SE
002	563520	0220	12/7/05	\$350,000	1780	0	8	1998	3	8310	N	N	12408 SE 198TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	178725	0080	10/25/06	\$364,950	1790	0	8	2001	3	4675	N	N	19814 142ND PL SE
002	250880	0200	6/23/05	\$345,000	1830	0	8	1995	3	6176	N	N	20425 121ST WAY SE
002	259769	0460	6/6/06	\$388,500	1840	0	8	1986	3	9100	N	N	19419 133RD AVE SE
002	250880	0190	6/26/06	\$387,950	1840	0	8	1994	3	6333	N	N	20417 121ST WAY SE
002	259768	0250	8/24/05	\$319,500	1840	0	8	1985	3	6123	N	N	19819 132ND PL SE
002	383070	0170	3/31/05	\$294,000	1860	1190	8	1975	3	14958	N	N	20018 139TH WAY SE
002	321690	0150	11/16/06	\$405,000	1880	0	8	1993	3	6808	N	N	11717 SE 203RD ST
002	321690	0170	10/25/04	\$270,000	1890	0	8	1993	3	6762	N	N	11809 SE 203RD ST
002	730000	0320	7/8/05	\$310,992	1895	0	8	2005	3	3963	N	N	19306 113TH PL SE
002	730000	0490	7/8/05	\$307,750	1895	0	8	2005	3	3648	N	N	19421 113TH PL SE
002	730000	0330	8/12/05	\$319,950	1896	0	8	2005	3	3669	N	N	11338 SE 193RD PL
002	259768	0310	1/28/04	\$235,500	1900	0	8	1986	3	7903	N	N	19925 133RD AVE SE
002	793200	0008	6/27/05	\$540,000	1910	0	8	1964	4	55756	N	N	19230 116TH AVE SE
002	730000	0440	3/21/05	\$279,950	1918	0	8	2005	3	4467	N	N	19367 113TH AVE SE
002	730000	0420	5/24/05	\$289,950	1918	0	8	2005	3	3758	N	N	19321 113TH AVE SE
002	730000	0460	4/13/05	\$279,950	1918	0	8	2005	3	3710	N	N	19379 113TH AVE SE
002	730000	0170	10/24/05	\$337,500	1918	0	8	2005	3	3274	N	N	19414 113TH PL SE
002	730000	0170	4/19/05	\$299,950	1918	0	8	2005	3	3274	N	N	19414 113TH PL SE
002	730000	0660	2/8/06	\$334,950	1918	0	8	2005	3	3265	N	N	19326 113TH AVE SE
002	730000	0690	2/3/06	\$344,950	1918	0	8	2005	3	3253	N	N	19344 113TH AVE SE
002	730000	0530	4/26/05	\$304,950	1918	0	8	2005	3	3240	N	N	19389 113TH PL SE
002	730000	0600	5/2/05	\$298,952	1918	0	8	2005	3	3240	N	N	19347 113TH PL SE
002	730000	0560	3/28/05	\$289,950	1918	0	8	2005	3	3240	N	N	19371 113TH PL SE
002	730000	0720	2/27/06	\$334,950	1918	0	8	2005	3	3234	N	N	19362 113TH AVE SE
002	730000	0760	3/1/06	\$350,000	1918	0	8	2005	3	3208	N	N	19386 113TH AVE SE
002	730000	0230	8/18/05	\$320,736	1918	0	8	2005	3	3150	N	N	19360 113TH PL SE
002	730000	0210	5/19/05	\$309,950	1918	0	8	2005	3	3150	N	N	19372 113TH PL SE
002	730000	0250	8/25/05	\$309,950	1918	0	8	2005	3	3150	N	N	19348 113TH PL SE
002	730000	0190	4/27/05	\$304,950	1918	0	8	2005	3	3150	N	N	19384 113TH PL SE
002	730000	0130	9/13/06	\$356,000	1918	0	8	2005	3	2975	N	N	19438 113TH PL SE
002	730000	0130	6/2/05	\$313,950	1918	0	8	2005	3	2975	N	N	19438 113TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	730000	0030	5/13/05	\$309,950	1918	0	8	2005	3	2975	N	N	19534 113TH PL SE
002	730000	0050	5/31/05	\$309,950	1918	0	8	2005	3	2975	N	N	19522 113TH PL SE
002	730000	0110	5/18/05	\$299,950	1918	0	8	2005	3	2975	N	N	19450 113TH PL SE
002	730000	0070	5/4/05	\$294,950	1918	0	8	2005	3	2975	N	N	19510 113TH PL SE
002	516470	0030	6/28/05	\$330,000	1940	0	8	1991	3	10600	N	N	14025 SE 197TH PL
002	730000	0310	7/18/05	\$319,950	1954	0	8	2005	3	6457	N	N	19312 113TH PL SE
002	730000	0480	3/24/05	\$304,950	1954	0	8	2005	3	6146	N	N	19405 113TH PL SE
002	730000	0650	6/6/05	\$319,950	1954	0	8	2005	3	4805	N	N	19320 113TH AVE SE
002	321690	0050	9/20/06	\$400,000	1970	0	8	1993	3	7324	N	N	11902 SE 203RD ST
002	250880	0230	6/17/05	\$344,950	1970	0	8	1997	3	6411	N	N	20505 121ST WAY SE
002	250880	0440	9/20/05	\$326,000	1970	0	8	1998	3	6056	N	N	20523 122ND PL SE
002	563520	0190	6/25/04	\$294,900	1980	0	8	1997	3	9404	N	N	12426 SE 198TH PL
002	563520	0210	11/22/04	\$320,000	1980	0	8	1997	3	9234	N	N	12414 SE 198TH PL
002	250880	0270	9/29/06	\$380,000	1990	0	8	1995	3	6782	N	N	20533 121ST WAY SE
002	259771	0050	3/25/05	\$295,000	2090	0	8	1989	3	5289	N	N	19335 133RD PL SE
002	662403	0060	9/8/04	\$390,500	2110	0	8	1999	3	19022	N	N	20623 119TH AVE SE
002	259769	0370	7/20/04	\$275,000	2150	0	8	1986	3	9100	N	N	19213 133RD AVE SE
002	259767	0060	10/1/04	\$295,000	2150	0	8	1987	3	8411	N	N	19835 133RD PL SE
002	259769	0080	9/29/04	\$306,000	2150	0	8	1986	3	7627	N	N	13305 SE 195TH ST
002	259767	0020	8/19/04	\$305,000	2150	0	8	1987	3	7434	N	N	19811 133RD PL SE
002	259767	0170	5/15/06	\$362,000	2150	0	8	1987	3	7392	N	N	13404 SE 198TH ST
002	259767	0250	6/28/06	\$374,000	2150	0	8	1988	3	7000	N	N	13323 SE 197TH ST
002	259767	0280	12/11/06	\$377,000	2150	0	8	1987	3	6537	N	N	13349 SE 197TH ST
002	259767	0280	6/27/04	\$270,000	2150	0	8	1987	3	6537	N	N	13349 SE 197TH ST
002	730000	0300	10/20/06	\$399,500	2192	0	8	2005	3	3811	N	N	19318 113TH PL SE
002	730000	0300	10/7/05	\$368,000	2192	0	8	2005	3	3811	N	N	19318 113TH PL SE
002	730000	0300	8/17/05	\$329,950	2192	0	8	2005	3	3811	N	N	19318 113TH PL SE
002	730000	0400	7/30/05	\$329,950	2192	0	8	2005	3	3687	N	N	19309 113TH PL SE
002	321690	0240	4/12/06	\$388,000	2210	0	8	1993	3	7620	N	N	11925 SE 203RD ST
002	259771	0140	4/19/04	\$289,000	2210	0	8	1989	3	6996	N	N	19309 134TH AVE SE
002	321690	0040	6/28/04	\$326,000	2210	0	8	1993	3	6808	N	N	11910 SE 203RD ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	321690	0180	7/30/04	\$313,990	2210	0	8	1993	3	6564	N	N	11815 SE 203RD ST
002	563520	0020	5/25/05	\$331,400	2220	0	8	1997	3	9403	N	N	12407 SE 198TH PL
002	793680	0090	1/24/05	\$335,950	2240	0	8	2004	3	7262	N	N	19917 117TH PL SE
002	793680	0020	12/10/04	\$329,950	2240	0	8	2004	3	6489	N	N	19940 117TH PL SE
002	793680	0190	2/17/05	\$324,950	2240	0	8	2004	3	5421	N	N	11625 SE 199TH ST
002	793680	0100	2/18/05	\$333,456	2240	0	8	2004	3	5011	N	N	19923 117TH PL SE
002	259771	0350	9/20/04	\$300,000	2290	0	8	1990	3	6868	N	N	13407 SE 196TH ST
002	259771	0200	6/22/05	\$343,613	2290	0	8	1989	3	6065	N	N	19411 134TH AVE SE
002	178725	0140	4/23/04	\$304,999	2300	0	8	2001	3	4977	N	N	19928 142ND PL SE
002	321690	0010	1/5/05	\$355,000	2340	0	8	1993	3	8070	N	N	11928 SE 203RD ST
002	321690	0030	11/8/05	\$385,000	2340	0	8	1993	3	6808	N	N	11916 SE 203RD ST
002	793260	0120	5/12/05	\$414,950	2460	0	8	1965	4	34986	N	N	19835 121ST AVE SE
002	293700	0120	6/25/04	\$344,500	2470	0	8	1991	3	10146	N	N	20307 131ST PL SE
002	730000	0430	7/6/05	\$359,950	2488	0	8	2005	3	6360	N	N	19327 113TH AVE SE
002	293700	0060	5/5/06	\$484,500	2520	0	8	1992	3	19270	N	N	20318 131ST PL SE
002	293700	0240	10/18/04	\$384,950	2520	0	8	1993	3	9801	N	N	13023 SE 203RD PL
002	793680	0200	1/24/05	\$354,950	2566	0	8	2004	3	7337	N	N	11629 SE 199TH ST
002	793680	0050	11/16/04	\$373,038	2566	0	8	2004	3	6614	N	N	19920 117TH PL SE
002	793680	0030	3/9/05	\$367,950	2566	0	8	2004	3	6369	N	N	19934 117TH PL SE
002	793680	0140	5/4/05	\$404,410	2566	0	8	2004	3	6118	N	N	19945 117TH PL SE
002	793680	0080	3/15/05	\$385,950	2566	0	8	2004	3	5688	N	N	19913 117TH PL SE
002	259771	0300	12/29/05	\$393,800	2570	0	8	1990	3	8138	N	N	13332 SE 196TH ST
002	259767	0450	11/15/04	\$306,000	2570	0	8	1988	3	6557	N	N	13322 SE 198TH ST
002	250880	0140	8/5/05	\$430,000	2590	0	8	1994	3	8031	N	N	20408 121ST WAY SE
002	259767	0370	6/15/04	\$299,950	2640	0	8	1989	3	7600	N	N	19830 133RD PL SE
002	412795	0080	12/22/04	\$380,000	2660	0	8	1998	3	7541	N	N	14630 SE 195TH PL
002	412795	0120	1/7/05	\$390,000	2780	0	8	1998	3	9153	N	N	14651 SE 195TH PL
002	793680	0010	12/10/04	\$397,950	3002	0	8	2004	3	7313	N	N	11730 SE 200TH ST
002	793680	0060	3/14/05	\$399,950	3002	0	8	2004	3	6071	N	N	19835 118TH AVE SE
002	793680	0150	5/4/05	\$407,950	3002	0	8	2004	3	6042	N	N	19936 116TH AVE SE
002	793680	0160	4/5/05	\$409,950	3002	0	8	2004	3	5934	N	N	19930 116TH AVE SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	793680	0070	6/15/05	\$405,950	3002	0	8	2004	3	5790	N	N	19914 117TH PL SE
002	793680	0130	4/5/05	\$405,950	3002	0	8	2004	3	5260	N	N	19939 117TH PL SE
002	793680	0110	6/3/05	\$405,950	3002	0	8	2004	3	4759	N	N	19927 117TH PL SE
002	250880	0240	5/18/05	\$357,000	3010	0	8	1999	3	6504	N	N	20513 121ST WAY SE
002	793680	0180	7/1/05	\$414,950	3050	0	8	2004	3	11950	N	N	11621 SE 199TH ST
002	793390	0320	10/24/05	\$416,500	2190	0	9	1992	3	7610	N	N	19830 118TH AVE SE
002	793390	0310	2/10/05	\$364,950	2280	0	9	1992	3	7956	N	N	19900 118TH AVE SE
002	793390	0120	10/13/04	\$362,500	2340	0	9	1994	3	6571	N	N	11914 SE 199TH CT
002	383070	0070	1/5/06	\$511,900	2400	0	9	2000	3	6008	N	N	20053 139TH WAY SE
002	383070	0140	6/11/04	\$461,000	2440	1220	9	1999	3	8149	N	N	20024 139TH WAY SE
002	793390	0160	7/25/05	\$427,000	2440	0	9	1991	3	7267	N	N	11911 SE 198TH CT
002	032205	9221	6/1/04	\$388,000	2490	0	9	1993	3	38130	N	N	19608 136TH PL SE
002	793390	0060	5/24/05	\$414,950	2530	0	9	1992	3	7372	N	N	19906 119TH AVE SE
002	793390	0070	8/30/06	\$469,950	2540	0	9	1994	3	7543	N	N	11909 SE 199TH CT
002	793390	0170	7/5/05	\$445,000	2540	0	9	1992	3	7205	N	N	11917 SE 198TH CT
002	793390	0300	7/12/04	\$337,000	2630	0	9	1992	3	7949	N	N	19904 118TH AVE SE
002	793390	0050	10/25/04	\$375,500	2640	0	9	1992	3	7001	N	N	19912 119TH AVE SE
002	042205	9086	7/23/04	\$590,000	2700	0	9	1966	3	86248	N	N	11825 SE 200TH ST
002	738340	0210	3/22/04	\$375,000	2820	0	9	1992	3	9411	N	N	19308 138TH AVE SE
002	793390	0260	10/6/04	\$384,950	3040	0	9	1992	3	7523	N	N	19823 118TH AVE SE
006	619660	0040	7/14/05	\$383,500	980	0	5	1947	4	42522	N	N	17616 116TH AVE SE
006	322305	9112	6/28/04	\$190,000	1060	0	5	1942	4	9725	N	N	17803 116TH AVE SE
006	322305	9109	8/24/05	\$227,000	830	0	6	1975	3	8712	N	N	11503 SE 178TH PL
006	322305	9001	8/5/04	\$235,000	930	0	6	1985	3	6570	N	N	17925 116TH AVE SE
006	322305	9001	7/6/05	\$205,000	930	0	6	1985	3	6570	N	N	17925 116TH AVE SE
006	619660	0020	8/11/05	\$213,000	950	0	6	1958	4	8136	N	N	17610 116TH AVE SE
006	619720	0483	2/6/06	\$275,000	960	0	6	1955	4	23688	N	N	11840 SE 184TH ST
006	322305	9133	9/20/04	\$212,500	970	0	6	1961	5	16552	N	N	18125 116TH AVE SE
006	619720	0021	8/17/04	\$200,000	980	0	6	1946	4	6800	N	N	18002 116TH AVE SE
006	911710	0180	5/26/06	\$250,000	990	0	6	1963	3	12636	N	N	10902 SE 186TH ST
006	619660	0022	1/11/05	\$220,000	1010	0	6	1970	4	12565	N	N	11615 SE 176TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	619900	0161	9/7/04	\$177,500	1020	0	6	1950	3	10075	N	N	12004 SE 192ND ST
006	519800	0040	6/22/05	\$224,500	1030	0	6	1968	4	10582	N	N	16203 SE PETROVITSKY RD
006	519800	0020	4/14/06	\$264,000	1030	0	6	1968	4	8494	N	N	16123 SE PETROVITSKY RD
006	519800	0020	10/29/04	\$210,000	1030	0	6	1968	4	8494	N	N	16123 SE PETROVITSKY RD
006	519800	0010	6/22/04	\$179,000	1030	0	6	1968	3	6935	N	N	16121 SE PETROVITSKY RD
006	073900	0120	2/17/06	\$214,950	1060	0	6	1952	5	40961	N	N	12419 SE PETROVITSKY RD
006	619840	0142	6/10/04	\$204,950	1120	0	6	1995	3	15750	N	N	19030 116TH AVE SE
006	619660	0420	3/2/04	\$229,950	1150	0	6	1987	3	44866	N	N	17638 118TH AVE SE
006	322305	9110	5/23/05	\$215,000	1170	0	6	2004	3	6611	N	N	17913 116TH AVE SE
006	322305	9038	6/23/04	\$300,000	1180	1100	6	1937	5	24161	N	N	11328 SE 192ND ST
006	342305	9080	7/10/06	\$288,000	1220	0	6	1957	4	11761	N	N	13636 SE 192ND ST
006	619660	0180	1/5/05	\$322,500	1300	0	6	1952	5	42345	N	N	11620 SE 180TH ST
006	332305	9043	12/14/06	\$275,000	1300	0	6	1959	5	26874	N	N	18038 124TH AVE SE
006	619720	0022	8/11/05	\$254,950	1300	0	6	1949	5	8378	N	N	18000 116TH AVE SE
006	619720	0382	7/21/04	\$190,000	1340	0	6	1949	4	7800	N	N	18038 118TH AVE SE
006	619660	0221	10/19/04	\$250,000	1350	0	6	1966	4	21179	N	N	17853 118TH AVE SE
006	322305	9197	11/24/04	\$435,000	1520	0	6	1952	4	45302	N	N	18027 116TH AVE SE
006	382040	0070	8/25/06	\$237,500	1600	0	6	1967	3	8767	N	N	18005 120TH AVE SE
006	619840	0065	9/13/05	\$279,000	1650	0	6	1961	3	24511	N	N	18833 118TH AVE SE
006	342305	9132	7/13/06	\$240,000	1710	0	6	1963	4	16675	N	N	14714 SE 188TH PL
006	327690	0130	3/7/05	\$238,000	900	430	7	1975	4	7100	N	N	17821 113TH PL SE
006	619840	0300	12/28/05	\$540,000	930	0	7	1951	4	91911	N	N	19029 120TH AVE SE
006	269820	0050	2/7/06	\$315,000	930	480	7	1981	3	10903	N	N	18810 111TH PL SE
006	269820	0160	8/29/04	\$235,000	930	480	7	1981	3	9898	N	N	18814 110TH CT SE
006	619840	0300	8/15/06	\$765,000	930	0	7	1951	4	91911	N	N	19029 120TH AVE SE
006	098421	0440	8/23/05	\$299,000	940	500	7	1973	4	8888	N	N	18719 131ST AVE SE
006	911700	0190	4/25/06	\$375,000	960	570	7	1962	4	9240	N	N	11427 SE 186TH ST
006	098420	0740	10/5/05	\$288,253	970	780	7	1972	4	7560	N	N	18858 129TH PL SE
006	619780	0162	7/26/05	\$225,000	980	0	7	1963	4	11892	N	N	11626 SE 188TH ST
006	269820	0080	11/7/06	\$345,000	980	0	7	1981	3	7859	N	N	18721 111TH PL SE
006	269820	0080	5/8/06	\$280,000	980	0	7	1981	3	7859	N	N	18721 111TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	269820	0100	12/21/06	\$276,000	980	450	7	1981	3	7374	N	N	18809 111TH PL SE
006	074110	0030	6/13/06	\$272,000	1010	0	7	1959	4	8400	N	N	10818 SE 182ND ST
006	074110	0100	3/4/04	\$189,500	1010	0	7	1959	4	7980	N	N	11012 SE 182ND ST
006	098420	0610	10/12/04	\$245,000	1020	600	7	1974	4	8550	N	N	18654 129TH PL SE
006	282305	9053	2/19/04	\$209,000	1040	0	7	1959	4	14400	N	N	12107 SE PETROVITSKY RD
006	342305	9122	7/28/06	\$350,000	1040	1040	7	1964	3	13500	N	N	13841 SE 180TH ST
006	342305	9122	6/3/04	\$240,000	1040	1040	7	1964	3	13500	N	N	13841 SE 180TH ST
006	098400	0790	3/13/06	\$348,000	1040	750	7	1967	3	8750	N	N	12735 SE 191ST PL
006	098400	0790	11/15/05	\$275,000	1040	750	7	1967	3	8750	N	N	12735 SE 191ST PL
006	098400	0590	8/22/05	\$310,500	1040	800	7	1967	3	8322	N	N	18851 127TH PL SE
006	327690	0200	9/24/04	\$259,950	1040	700	7	1974	4	7260	N	N	11329 SE 179TH ST
006	619840	0043	3/17/06	\$230,500	1060	0	7	1958	3	11232	N	N	18812 116TH AVE SE
006	051170	0140	1/5/06	\$347,000	1060	1060	7	1963	3	9975	N	N	11424 SE 180TH PL
006	890610	0130	1/14/04	\$176,650	1060	0	7	1956	4	6999	N	N	11439 SE 182ND ST
006	342305	9003	5/23/05	\$205,000	1070	500	7	1957	4	10160	N	N	17802 140TH AVE SE
006	098422	0170	2/19/04	\$235,000	1080	550	7	1975	3	9048	N	N	12941 SE 186TH ST
006	098421	0740	10/17/06	\$357,950	1080	530	7	1976	4	7000	N	N	12813 SE 184TH PL
006	098400	0820	4/7/04	\$224,500	1090	260	7	1974	4	9375	N	N	12755 SE 191ST PL
006	098422	0220	9/9/04	\$253,000	1100	550	7	1975	4	7350	N	N	12939 SE 188TH ST
006	098410	0130	10/2/06	\$331,000	1110	610	7	1968	4	7548	N	N	18606 126TH PL SE
006	098400	0300	6/29/06	\$355,000	1110	1110	7	1967	4	7200	N	N	18910 127TH PL SE
006	327620	0140	2/16/06	\$305,000	1130	550	7	1965	4	9379	N	N	17848 111TH AVE SE
006	098421	0470	6/20/06	\$360,000	1130	580	7	1973	4	7420	N	N	18703 131ST AVE SE
006	619720	0040	4/22/05	\$330,000	1140	0	7	1949	2	40878	N	N	18006 116TH AVE SE
006	911710	0270	3/17/05	\$310,000	1140	1120	7	2004	3	12792	N	N	11028 SE 186TH ST
006	098421	0250	4/1/05	\$283,000	1140	860	7	1973	4	10863	N	N	18616 131ST AVE SE
006	327620	0130	9/9/05	\$269,500	1140	0	7	1962	4	9379	N	N	17840 111TH AVE SE
006	543800	0160	8/1/06	\$330,000	1150	0	7	1963	4	8625	N	N	11002 SE 180TH ST
006	098421	0430	6/16/05	\$275,000	1160	410	7	1972	4	7700	N	N	13010 SE 188TH ST
006	098421	0520	11/12/04	\$259,950	1160	280	7	1973	4	7326	N	N	18603 131ST AVE SE
006	098422	0040	12/22/06	\$388,000	1170	600	7	1975	3	8250	N	N	12936 SE 185TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	098422	0040	5/17/04	\$243,900	1170	600	7	1975	3	8250	N	N	12936 SE 185TH ST
006	098421	0680	7/26/05	\$283,000	1170	810	7	1973	3	7384	N	N	18507 129TH PL SE
006	098420	0720	2/23/05	\$239,000	1170	400	7	1972	4	7314	N	N	18842 129TH PL SE
006	098423	0030	3/16/06	\$303,000	1180	820	7	1977	3	9576	N	N	19115 130TH AVE SE
006	098423	0470	6/21/05	\$273,500	1180	390	7	1977	3	6600	N	N	13029 SE 189TH CT
006	098420	0130	5/25/04	\$243,000	1190	550	7	1976	3	7884	N	N	18839 129TH PL SE
006	064691	0470	3/24/05	\$214,500	1190	0	7	2005	3	1573	N	N	18877 108TH LN SE
006	619900	0143	10/19/05	\$393,150	1200	250	7	1964	4	29340	N	N	19036 120TH AVE SE
006	098421	0970	1/28/05	\$265,000	1200	550	7	1977	4	10759	N	N	12800 SE 184TH PL
006	098423	0290	1/13/04	\$229,000	1210	550	7	1977	3	7200	N	N	18913 131ST PL SE
006	098422	0180	2/15/06	\$339,450	1230	870	7	1975	3	8700	N	N	12937 SE 186TH ST
006	098410	0270	8/10/06	\$356,950	1230	350	7	1976	3	8400	N	N	12604 SE 185TH PL
006	098422	0020	6/28/06	\$350,000	1230	870	7	1975	4	7085	N	N	12920 SE 185TH ST
006	327690	0250	9/11/06	\$316,000	1240	0	7	1969	4	8658	N	N	17808 113TH PL SE
006	098420	0550	10/5/05	\$310,000	1240	400	7	1975	4	8160	N	N	12904 SE 186TH PL
006	098422	0100	9/29/06	\$430,000	1240	910	7	1975	5	7548	N	N	12919 SE 185TH ST
006	098422	0100	8/25/05	\$331,000	1240	910	7	1975	5	7548	N	N	12919 SE 185TH ST
006	098422	0100	10/15/04	\$262,000	1240	910	7	1975	5	7548	N	N	12919 SE 185TH ST
006	098423	0370	9/1/06	\$378,000	1240	860	7	1977	3	7350	N	N	13123 SE 188TH ST
006	098423	0520	2/23/04	\$231,500	1240	400	7	1977	4	6732	N	N	13032 SE 191ST ST
006	890610	0045	9/7/06	\$370,000	1250	570	7	1962	3	11730	N	N	11246 SE 182ND ST
006	322305	9179	9/12/05	\$241,000	1250	0	7	1957	4	8276	N	N	17917 116TH AVE SE
006	890610	0015	11/24/04	\$235,000	1260	0	7	1957	5	11645	N	N	11436 SE 182ND ST
006	111610	0030	4/26/05	\$267,500	1260	0	7	1962	4	9784	N	N	17640 109TH AVE SE
006	098422	0320	8/4/06	\$364,000	1260	400	7	1975	4	8925	N	N	13003 SE 188TH PL
006	098422	0320	5/25/06	\$315,000	1260	400	7	1975	4	8925	N	N	13003 SE 188TH PL
006	098421	0820	1/12/04	\$229,000	1260	600	7	1976	4	8008	N	N	18414 126TH PL SE
006	098422	0250	4/21/04	\$260,000	1260	700	7	1975	4	7446	N	N	13017 SE 188TH ST
006	098422	0230	6/22/04	\$246,500	1260	840	7	1975	4	7350	N	N	13001 SE 188TH ST
006	074070	0010	10/20/04	\$212,000	1270	0	7	1959	4	7980	N	N	11011 SE 181ST ST
006	619840	0045	6/23/04	\$184,500	1280	0	7	1958	3	11232	N	N	18802 116TH AVE SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	098423	0160	2/7/06	\$317,500	1280	400	7	1977	4	8056	N	N	19016 131ST AVE SE
006	327690	0330	1/12/05	\$245,000	1280	0	7	1968	4	7560	N	N	17708 113TH PL SE
006	098421	0460	8/25/04	\$235,000	1280	0	7	1973	4	7420	N	N	18709 131ST AVE SE
006	064691	0460	4/1/05	\$211,555	1280	0	7	2005	3	2302	N	N	18875 108TH LN SE
006	064691	0480	3/24/05	\$212,305	1280	0	7	2005	3	1566	N	N	18879 108TH LN SE
006	098421	0910	7/14/06	\$348,000	1290	710	7	1978	3	24108	N	N	12604 SE 184TH PL
006	098421	0910	1/18/06	\$277,000	1290	710	7	1978	3	24108	N	N	12604 SE 184TH PL
006	619780	0264	8/19/05	\$313,777	1290	850	7	2005	3	21613	N	N	11922 SE 186TH ST
006	282305	9123	9/27/06	\$425,000	1290	1290	7	1961	4	17738	N	N	12325 SE PETROVITSKY RD
006	098421	0120	7/17/06	\$380,000	1290	1000	7	1973	3	7420	N	N	13038 SE 184TH PL
006	140210	0030	12/21/04	\$300,400	1300	1300	7	1965	5	20000	N	N	14508 SE 178TH PL
006	342305	9195	2/23/06	\$217,500	1300	370	7	1988	3	16634	N	N	18926 134TH AVE SE
006	245995	0150	10/4/05	\$315,000	1300	330	7	1996	3	11960	N	N	14236 SE 188TH WAY
006	890610	0080	1/19/06	\$290,000	1300	0	7	1957	4	11815	N	N	11215 SE 182ND ST
006	098420	0580	4/17/06	\$329,000	1300	470	7	1968	4	11439	N	N	12917 SE 186TH PL
006	098420	0800	7/26/06	\$350,000	1300	450	7	1968	4	10434	N	N	12917 SE 189TH PL
006	322305	9291	5/7/04	\$175,000	1300	0	7	1957	4	9583	N	N	17721 116TH AVE SE
006	098400	0540	7/21/04	\$244,900	1300	750	7	1967	4	8750	N	N	12517 SE 188TH PL
006	098400	0550	7/13/04	\$240,000	1300	450	7	1967	4	8750	N	N	12525 SE 188TH PL
006	098410	0320	2/17/05	\$271,900	1300	350	7	1977	3	8750	N	N	18537 126TH PL SE
006	098420	0750	11/16/05	\$326,450	1300	1250	7	1968	5	8239	N	N	12904 SE 189TH PL
006	098420	0170	7/6/04	\$257,500	1300	700	7	1968	3	8030	N	N	18813 129TH PL SE
006	098420	0210	8/20/04	\$277,000	1300	700	7	1968	5	7980	N	N	12825 SE 186TH PL
006	098400	0310	6/8/06	\$270,000	1300	730	7	1967	4	7938	N	N	18904 127TH PL SE
006	098420	0150	8/9/05	\$270,000	1300	480	7	1968	3	7704	N	N	18827 129TH PL SE
006	098420	0490	9/21/05	\$320,000	1300	450	7	1969	4	7526	N	N	18513 129TH PL SE
006	098421	0690	4/29/04	\$254,950	1300	550	7	1969	3	7416	N	N	18501 129TH PL SE
006	098421	0550	12/6/05	\$299,250	1310	870	7	1972	3	7350	N	N	18517 131ST AVE SE
006	090800	0250	4/24/04	\$274,950	1310	610	7	2004	3	4242	N	N	14436 SE 188TH WAY
006	332305	9083	9/30/05	\$295,000	1320	620	7	1978	3	40510	N	N	12431 SE 184TH ST
006	098400	0600	12/16/04	\$237,000	1340	0	7	1967	4	11830	N	N	18857 127TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	327620	0210	6/23/05	\$295,000	1340	720	7	1965	3	10032	N	N	17649 111TH AVE SE
006	051170	0150	3/24/05	\$256,500	1340	980	7	1963	4	9975	N	N	11414 SE 180TH PL
006	064691	0220	12/1/04	\$217,960	1340	0	7	2004	3	1482	N	N	18965 108TH LN SE
006	619780	0280	6/21/04	\$227,500	1350	0	7	1976	4	13294	N	N	11829 SE 186TH PL
006	064691	0380	6/9/05	\$222,288	1350	0	7	2005	3	1503	N	N	18893 108TH LN SE
006	064691	0320	8/23/05	\$229,075	1350	0	7	2005	3	1387	N	N	18917 108TH LN SE
006	064691	0350	8/23/05	\$226,350	1350	0	7	2005	3	1386	N	N	18911 108TH LN SE
006	064691	0060	8/26/04	\$216,950	1350	0	7	2005	3	1386	N	N	18949 108TH LN SE
006	064691	0090	8/10/04	\$203,355	1350	0	7	2005	3	1386	N	N	18955 108TH LN SE
006	911710	0220	12/14/05	\$299,950	1360	480	7	1964	4	12714	N	N	10930 SE 186TH ST
006	619720	0403	7/13/06	\$350,000	1370	600	7	1963	3	31288	N	N	18052 118TH AVE SE
006	098422	0110	6/9/05	\$260,000	1370	500	7	1975	3	7480	N	N	12911 SE 185TH ST
006	098423	0100	11/9/06	\$349,950	1370	430	7	1977	3	7470	N	N	13009 SE 191ST ST
006	098423	0500	5/27/04	\$223,500	1390	200	7	1977	4	7125	N	N	19003 131ST AVE SE
006	543800	0100	9/30/04	\$236,610	1400	0	7	1964	4	10857	N	N	17820 110TH AVE SE
006	543800	0120	4/19/05	\$234,000	1400	0	7	1965	4	10857	N	N	17834 110TH AVE SE
006	090800	0320	4/2/04	\$237,950	1400	0	7	2004	3	9365	N	N	14540 SE 188TH WAY
006	911700	0290	11/16/04	\$261,000	1400	620	7	1968	4	9000	N	N	11211 SE 186TH ST
006	140200	0110	5/29/06	\$400,000	1410	0	7	1965	5	16936	N	N	14036 SE 179TH PL
006	098400	0410	7/11/06	\$349,950	1410	760	7	1967	4	11400	N	N	12726 SE 188TH PL
006	327690	0280	6/9/06	\$287,000	1410	0	7	1969	5	8442	N	N	17746 113TH PL SE
006	619840	0160	3/29/05	\$280,000	1430	0	7	1959	2	19250	N	N	11606 SE 192ND ST
006	253841	0230	9/26/05	\$354,950	1430	950	7	2005	3	4551	N	N	14627 SE 189TH PL
006	253841	0210	11/11/05	\$354,950	1430	950	7	2005	3	4549	N	N	14641 SE 189TH PL
006	253841	0220	9/26/05	\$354,950	1430	950	7	2005	3	4549	N	N	14633 SE 189TH PL
006	111610	0090	7/18/05	\$276,000	1440	0	7	1965	4	9792	N	N	17818 109TH AVE SE
006	098422	0360	5/9/06	\$349,950	1440	660	7	1975	4	7650	N	N	13029 SE 188TH PL
006	090800	0140	7/5/05	\$344,950	1450	990	7	2005	3	6346	N	N	14437 SE 188TH WAY
006	090800	0150	12/7/05	\$354,950	1450	990	7	2005	3	5656	N	N	14431 SE 188TH WAY
006	090800	0160	5/11/05	\$340,000	1450	990	7	2005	3	5382	N	N	14423 SE 188TH WAY
006	090800	0090	7/12/05	\$349,350	1450	990	7	2005	3	5378	N	N	14525 SE 188TH WAY

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	090800	0170	8/3/05	\$347,205	1450	990	7	2005	3	5361	N	N	14415 SE 188TH WAY
006	090800	0180	6/20/05	\$339,950	1450	990	7	2005	3	5361	N	N	14405 SE 188TH WAY
006	090800	0100	10/5/05	\$347,950	1450	990	7	2005	3	5294	N	N	14519 SE 188TH WAY
006	090800	0110	10/26/05	\$354,950	1450	990	7	2005	3	5293	N	N	14515 SE 188TH WAY
006	090800	0120	11/4/05	\$354,950	1450	990	7	2005	3	5238	N	N	14509 SE 188TH WAY
006	090800	0230	3/23/05	\$349,950	1460	930	7	2004	3	8041	N	N	14424 SE 188TH WAY
006	090800	0220	1/25/05	\$339,950	1460	930	7	2004	3	6847	N	N	14420 SE 188TH WAY
006	064691	0420	4/29/05	\$237,950	1460	0	7	2005	3	3306	N	N	18889 108TH LN SE
006	064691	0370	5/27/05	\$227,950	1460	0	7	2005	3	2766	N	N	18891 108TH LN SE
006	064691	0310	8/23/05	\$235,023	1460	0	7	2005	3	2553	N	N	18919 108TH LN SE
006	064691	0400	5/12/05	\$233,546	1460	0	7	2005	3	1913	N	N	18897 108TH LN SE
006	064691	0390	5/24/05	\$228,450	1460	0	7	2005	3	1913	N	N	18895 108TH LN SE
006	064691	0410	5/10/05	\$240,320	1460	0	7	2005	3	1885	N	N	18899 108TH LN SE
006	064691	0210	10/28/04	\$223,950	1460	0	7	2004	3	1881	N	N	18963 108TH LN SE
006	064691	0200	10/12/04	\$223,014	1460	0	7	2004	3	1875	N	N	18961 108TH LN SE
006	064691	0190	10/20/04	\$221,982	1460	0	7	2004	3	1870	N	N	18959 108TH LN SE
006	064691	0450	6/2/05	\$238,950	1460	0	7	2005	3	1863	N	N	18883 108TH LN SE
006	064691	0440	4/19/05	\$237,513	1460	0	7	2005	3	1845	N	N	18885 108TH LN SE
006	064691	0430	4/27/05	\$230,397	1460	0	7	2005	3	1845	N	N	18887 108TH LN SE
006	064691	0100	8/23/04	\$220,700	1460	0	7	2005	3	1779	N	N	18957 108TH LN SE
006	064691	0050	4/18/05	\$225,500	1460	0	7	2005	3	1778	N	N	18947 108TH LN SE
006	064691	0330	8/10/05	\$246,631	1460	0	7	2005	3	1765	N	N	18915 108TH LN SE
006	064691	0070	8/10/04	\$208,950	1460	0	7	2004	3	1764	N	N	18951 108TH LN SE
006	064691	0340	8/20/05	\$239,950	1460	0	7	2005	3	1764	N	N	18813 108TH LN SE
006	064691	0080	8/9/04	\$210,745	1460	0	7	2005	3	1764	N	N	18953 108TH LN SE
006	064691	0360	8/26/05	\$233,950	1460	0	7	2005	3	1466	N	N	18909 108TH LN SE
006	140210	0220	3/14/04	\$266,750	1470	0	7	1965	5	30056	N	N	17832 146TH AVE SE
006	074090	0210	7/22/05	\$250,000	1470	0	7	1959	4	8800	N	N	18011 112TH AVE SE
006	327620	0090	9/11/06	\$290,000	1480	0	7	1962	4	9379	N	N	17808 111TH AVE SE
006	327620	0090	5/11/04	\$210,500	1480	0	7	1962	4	9379	N	N	17808 111TH AVE SE
006	098421	0080	7/5/06	\$319,249	1480	0	7	1971	4	7350	N	N	13012 SE 184TH PL

**Improved Sales Used in this Annual Update Analysis**  
**Area 51**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	140210	0350	9/30/04	\$290,000	1490	0	7	1965	5	18462	N	N	17806 147TH AVE SE
006	543800	0140	5/4/05	\$270,000	1490	0	7	1965	4	11242	N	N	17852 110TH AVE SE
006	543800	0140	7/24/04	\$245,750	1490	0	7	1965	4	11242	N	N	17852 110TH AVE SE
006	322305	9196	12/4/04	\$263,750	1490	1490	7	1980	3	7653	N	N	18427 112TH AVE SE
006	098423	0440	7/7/05	\$327,450	1490	400	7	1977	3	6000	N	N	13022 SE 189TH CT
006	064691	0170	10/29/04	\$225,350	1490	0	7	2004	3	2147	N	N	18943 108TH LN SE
006	064691	0160	10/12/04	\$226,950	1490	0	7	2005	3	2138	N	N	18941 108TH LN SE
006	064691	0130	8/12/04	\$216,815	1490	0	7	2005	3	2094	N	N	18935 108TH LN SE
006	064691	0120	8/12/04	\$220,750	1490	0	7	2005	3	2084	N	N	18933 108TH LN SE
006	064691	0290	10/14/05	\$247,631	1490	0	7	2005	3	1866	N	N	18908 108TH LN SE
006	064691	0280	10/13/05	\$248,152	1490	0	7	2005	3	1863	N	N	18910 108TH LN SE
006	064691	0250	9/6/05	\$250,594	1490	0	7	2005	3	1854	N	N	18916 108TH LN SE
006	064691	0500	3/3/05	\$229,651	1490	0	7	2005	3	1798	N	N	18864 108TH LN SE
006	064691	0550	3/3/05	\$228,000	1490	0	7	2005	3	1798	N	N	18874 108TH LN SE
006	064691	0510	3/15/05	\$226,950	1490	0	7	2005	3	1798	N	N	18866 108TH LN SE
006	064691	0540	3/8/05	\$226,950	1490	0	7	2005	3	1798	N	N	18872 108TH LN SE
006	051170	0260	7/28/04	\$299,000	1500	1020	7	1976	5	8931	N	N	18016 112TH AVE SE
006	619660	0361	8/9/06	\$320,000	1510	0	7	1963	2	7210	N	N	17611 118TH AVE SE
006	098420	0280	6/3/04	\$224,600	1520	0	7	1968	3	7560	N	N	12820 SE 186TH PL
006	232985	0090	1/26/05	\$256,950	1540	0	7	1997	3	5647	N	N	11453 SE 185TH PL
006	619720	0300	11/2/06	\$220,000	1550	0	7	1954	4	21282	N	N	18029 118TH AVE SE
006	098420	0260	11/15/05	\$330,000	1550	570	7	1968	3	10296	N	N	12804 SE 186TH PL
006	911700	0010	4/25/06	\$291,950	1550	0	7	1960	4	9120	N	N	11456 SE 186TH ST
006	098420	0080	10/18/04	\$274,000	1550	600	7	1968	4	7035	N	N	18901 129TH PL SE
006	064691	0580	4/11/05	\$239,950	1550	0	7	2005	3	2010	N	N	18882 108TH LN SE
006	064691	0620	6/8/05	\$263,960	1550	0	7	2005	3	1905	N	N	18892 108TH LN SE
006	064691	0640	9/21/05	\$258,950	1550	0	7	2005	3	1638	N	N	18902 108TH LN SE
006	064691	0630	9/8/05	\$266,426	1550	0	7	2005	3	1614	N	N	18900 108TH LN SE
006	064691	0600	5/17/05	\$239,364	1550	0	7	2005	3	1517	N	N	18886 108TH LN SE
006	064691	0590	5/27/05	\$256,631	1550	0	7	2005	3	1508	N	N	18884 108TH LN SE
006	098421	0540	1/3/05	\$255,000	1560	0	7	1972	4	7455	N	N	18523 131ST AVE SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 51**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
006	640271	0070	11/9/05	\$345,000	1580	0	7	1994	3	7918	N	N	17810 112TH AVE SE	
006	640271	0110	1/21/05	\$265,000	1580	0	7	1994	3	7915	N	N	17730 112TH AVE SE	
006	564860	0070	3/31/06	\$330,000	1580	0	7	1995	3	5580	N	N	17710 114TH PL SE	
006	564860	0180	3/8/06	\$320,300	1580	0	7	1995	3	5073	N	N	17818 114TH PL SE	
006	064691	0300	10/19/05	\$284,800	1580	0	7	2005	3	3461	N	N	18906 108TH LN SE	
006	064691	0180	11/4/04	\$239,950	1580	0	7	2004	3	3454	N	N	18945 108TH LN SE	
006	064691	0140	6/1/05	\$272,000	1580	0	7	2005	3	3427	N	N	18937 108TH LN SE	
006	064691	0140	8/9/04	\$232,058	1580	0	7	2005	3	3427	N	N	18937 108TH LN SE	
006	064691	0530	3/11/05	\$246,684	1580	0	7	2005	3	2541	N	N	18870 108TH LN SE	
006	064691	0260	9/28/05	\$290,630	1580	0	7	2005	3	2478	N	N	18914 108TH LN SE	
006	064691	0490	3/30/05	\$257,420	1580	0	7	2005	3	2288	N	N	18862 108TH LN SE	
006	064691	0570	6/23/05	\$267,394	1590	0	7	2005	3	1474	N	N	18878 108TH LN SE	
006	098421	0700	6/10/04	\$239,950	1600	0	7	1969	4	7560	N	N	18431 129TH PL SE	
006	098420	0290	4/13/04	\$218,500	1600	0	7	1969	3	7350	N	N	12828 SE 186TH PL	
006	233323	0300	6/8/05	\$288,000	1610	0	7	2001	3	4366	N	N	17613 128TH AVE SE	
006	233323	0020	2/27/06	\$320,000	1610	0	7	2001	3	4275	N	N	12816 SE 175TH CT	
006	640271	0210	3/31/06	\$326,999	1620	0	7	1994	3	10276	N	N	11209 SE 179TH ST	
006	890620	0030	7/20/05	\$288,950	1620	0	7	1969	4	9180	N	N	18102 113TH AVE SE	
006	640271	0060	3/15/05	\$286,000	1620	0	7	1994	3	7919	N	N	17816 112TH AVE SE	
006	064691	0610	6/23/05	\$258,950	1620	0	7	2005	3	2001	N	N	18890 108TH LN SE	
006	619960	0042	4/18/06	\$470,000	1650	620	7	1965	5	49500	N	N	12045 SE 184TH ST	
006	640271	0010	5/2/06	\$290,000	1650	0	7	1994	3	8629	N	N	11212 SE 179TH ST	
006	640271	0030	10/21/05	\$312,000	1650	0	7	1993	3	7855	N	N	17834 112TH AVE SE	
006	090800	0030	4/26/04	\$274,950	1650	610	7	2004	3	5849	N	N	14707 SE 188TH WAY	
006	090800	0050	8/26/04	\$269,950	1650	610	7	2004	3	5586	N	N	14635 SE 188TH WAY	
006	064691	0030	9/13/04	\$233,450	1650	0	7	2004	3	2807	N	N	18925 108TH LN SE	
006	064691	0020	9/22/04	\$230,337	1650	0	7	2004	3	2802	N	N	18927 108TH LN SE	
006	064691	0040	12/9/04	\$242,700	1650	0	7	2004	3	2798	N	N	18923 108TH LN SE	
006	342305	9115	11/10/05	\$220,000	1660	0	7	1949	2	37026	N	N	18820 140TH AVE SE	
006	911700	0020	6/15/04	\$220,500	1660	0	7	1960	4	9120	N	N	11450 SE 186TH ST	
006	098421	0640	9/18/06	\$350,000	1660	0	7	1974	4	7490	N	N	13009 SE 184TH PL	

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	098421	0640	9/9/05	\$309,000	1660	0	7	1974	4	7490	N	N	13009 SE 184TH PL
006	245995	0200	5/5/05	\$285,000	1660	0	7	1996	3	7337	N	N	14027 SE 188TH WAY
006	245995	0190	5/10/05	\$314,950	1660	0	7	1996	3	7334	N	N	14105 SE 188TH WAY
006	245995	0020	8/30/06	\$335,000	1660	0	7	1996	3	6299	N	N	14014 SE 188TH WAY
006	098420	0780	6/22/04	\$228,300	1670	520	7	1968	4	10593	N	N	12922 SE 189TH PL
006	098400	0580	7/25/05	\$325,500	1670	540	7	1967	3	9922	N	N	12545 SE 188TH PL
006	098400	0630	11/22/05	\$315,000	1670	540	7	1967	3	8750	N	N	18909 127TH PL SE
006	098400	0670	2/3/05	\$285,000	1670	540	7	1967	4	8750	N	N	18961 127TH PL SE
006	090800	0010	6/9/04	\$245,316	1680	1200	7	1976	3	6902	N	N	14721 SE 188TH WAY
006	564860	0080	12/7/05	\$350,000	1680	0	7	1995	3	5580	N	N	17714 114TH PL SE
006	090800	0190	11/2/04	\$266,000	1690	0	7	2004	3	4950	N	N	14404 SE 188TH WAY
006	140210	0270	5/23/06	\$330,000	1700	0	7	1965	4	19380	N	N	17815 147TH AVE SE
006	074070	0075	10/26/06	\$303,000	1700	0	7	1959	4	9375	N	N	11012 SE 181ST ST
006	253841	0080	6/28/05	\$366,600	1700	630	7	2005	3	6025	N	N	14618 SE 189TH PL
006	619720	0061	4/20/06	\$345,000	1710	0	7	1981	4	16650	N	N	18128 116TH AVE SE
006	098400	0150	9/13/06	\$410,000	1720	400	7	1966	4	15300	N	N	12734 SE 190TH PL
006	098410	0230	4/12/05	\$310,000	1720	760	7	1968	4	13432	N	N	12630 SE 185TH PL
006	232983	0060	7/6/06	\$370,000	1720	0	7	2004	3	5413	N	N	13250 SE 188TH PL
006	232983	0060	5/13/04	\$270,450	1720	0	7	2004	3	5413	N	N	13250 SE 188TH PL
006	232983	0030	5/17/04	\$264,950	1720	0	7	2004	3	4228	N	N	13241 SE 188TH PL
006	253841	0100	6/27/05	\$303,950	1730	0	7	2005	3	7787	N	N	14606 SE 190TH PL
006	064691	0230	10/28/04	\$239,950	1730	0	7	2004	3	2519	N	N	18967 108TH LN SE
006	619780	0023	9/27/06	\$407,000	1740	0	7	1961	5	15919	N	N	18416 116TH AVE SE
006	564860	0110	5/13/04	\$263,500	1750	0	7	1995	3	5580	N	N	17728 114TH PL SE
006	322305	9353	2/1/06	\$310,500	1760	0	7	2005	3	10438	N	N	17907 116TH AVE SE
006	543800	0170	4/26/06	\$299,950	1770	0	7	1966	4	10875	N	N	10933 SE 179TH PL
006	543800	0130	8/18/05	\$280,000	1770	0	7	1965	4	10857	N	N	17844 110TH AVE SE
006	064691	0110	8/9/04	\$238,000	1770	0	7	2005	3	4375	N	N	18953 108TH LN SE
006	064691	0150	11/12/04	\$252,450	1770	0	7	2004	3	3451	N	N	18939 108TH LN SE
006	064691	0560	3/14/05	\$246,000	1770	0	7	2005	3	2677	N	N	18876 108TH LN SE
006	064691	0520	3/8/05	\$249,631	1770	0	7	2005	3	2542	N	N	18868 108TH LN SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 51**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	064691	0270	10/14/05	\$300,000	1770	0	7	2005	3	2161	N	N	18912 108TH LN SE
006	098421	0160	5/30/06	\$340,000	1790	0	7	1973	4	7665	N	N	18408 131ST AVE SE
006	245997	0110	11/3/04	\$327,440	1790	0	7	2004	3	7367	N	N	14722 SE 187TH CT
006	245997	0140	10/5/04	\$289,950	1790	0	7	2004	3	6489	N	N	14740 SE 187TH CT
006	245997	0190	11/9/04	\$322,748	1790	0	7	2004	3	6221	N	N	14768 SE 187TH CT
006	090800	0210	12/17/04	\$247,194	1790	0	7	2004	3	6201	N	N	14416 SE 188TH WAY
006	245997	0040	12/5/05	\$326,000	1790	0	7	2004	3	6001	N	N	14757 SE 187TH CT
006	245997	0040	8/5/04	\$264,950	1790	0	7	2004	3	6001	N	N	14757 SE 187TH CT
006	245997	0160	11/18/04	\$323,005	1790	0	7	2004	3	5736	N	N	14752 SE 187TH CT
006	245997	0150	10/12/04	\$303,009	1790	0	7	2004	3	5686	N	N	14746 SE 187TH CT
006	245997	0180	11/8/04	\$294,950	1790	0	7	2004	3	5554	N	N	14762 SE 187TH CT
006	245997	0170	10/6/04	\$294,950	1790	0	7	2004	3	5552	N	N	14756 SE 187TH CT
006	090800	0290	4/17/04	\$248,950	1790	0	7	2004	3	4712	N	N	14522 SE 188TH WAY
006	245997	0080	7/17/04	\$270,000	1800	0	7	2004	3	6465	N	N	14733 SE 187TH CT
006	926650	0010	7/25/06	\$395,950	1800	0	7	2006	3	4540	N	N	11435 SE 191ST CT
006	926650	0010	6/22/06	\$329,950	1800	0	7	2006	3	4540	N	N	11435 SE 191ST CT
006	926650	0060	6/7/06	\$337,950	1800	0	7	2006	3	4401	N	N	11458 SE 191ST CT
006	926650	0020	6/14/06	\$329,950	1800	0	7	2006	3	4122	N	N	11443 SE 191ST CT
006	640271	0080	6/9/05	\$305,000	1810	0	7	1994	3	7917	N	N	17804 112TH AVE SE
006	073940	0180	8/4/06	\$360,500	1810	0	7	2000	3	5538	N	N	17737 112TH AVE SE
006	245996	0110	12/22/05	\$301,905	1810	0	7	2002	3	4950	N	N	14640 SE 185TH PL
006	073940	0290	5/8/06	\$352,000	1810	0	7	2000	3	4000	N	N	17709 112TH AVE SE
006	073940	0070	10/7/05	\$349,950	1810	0	7	2000	3	4000	N	N	17823 112TH AVE SE
006	073940	0080	10/6/05	\$345,000	1810	0	7	2000	3	4000	N	N	17819 112TH AVE SE
006	073940	0140	3/21/06	\$340,000	1810	0	7	2000	3	4000	N	N	17805 112TH AVE SE
006	073940	0150	7/18/05	\$309,000	1810	0	7	2000	3	4000	N	N	17745 112TH AVE SE
006	073940	0310	7/6/06	\$357,500	1810	0	7	2000	3	3750	N	N	17683 112TH AVE SE
006	640271	0140	6/26/06	\$405,000	1820	1300	7	1977	3	15099	N	N	17712 112TH AVE SE
006	090800	0310	3/15/04	\$249,950	1820	0	7	2004	3	5560	N	N	14534 SE 188TH WAY
006	064691	0240	9/6/05	\$265,854	1820	0	7	2005	3	2616	N	N	18918 108TH LN SE
006	074070	0060	7/19/04	\$226,500	1830	0	7	1959	4	11742	N	N	18008 110TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	253841	0030	6/23/05	\$318,312	1830	0	7	2005	3	5413	N	N	14722 SE 189TH PL
006	253841	0130	6/22/05	\$295,000	1830	0	7	2005	3	5383	N	N	14747 SE 189TH PL
006	253841	0190	6/15/05	\$310,450	1830	0	7	2005	3	4590	N	N	14651 SE 189TH PL
006	253841	0270	6/20/05	\$309,900	1830	0	7	2005	3	4490	N	N	14617 SE 189TH PL
006	253841	0110	6/1/05	\$311,070	1830	0	7	2005	3	4340	N	N	14759 SE 189TH PL
006	253841	0250	7/18/05	\$320,500	1830	0	7	2005	3	3839	N	N	14611 SE 189TH PL
006	253841	0150	6/9/05	\$294,950	1830	0	7	2005	3	3839	N	N	14731 SE 189TH PL
006	342305	9185	2/23/06	\$349,950	1850	0	7	1997	3	10507	N	N	19129 146TH AVE SE
006	090800	0330	1/26/04	\$259,520	1870	0	7	2004	3	8263	N	N	14546 SE 188TH WAY
006	090800	0020	3/31/04	\$249,950	1870	0	7	2004	3	5849	N	N	14713 SE 188TH WAY
006	090800	0040	5/22/04	\$252,950	1870	0	7	2004	3	5838	N	N	14701 SE 188TH WAY
006	090800	0260	5/6/04	\$259,950	1870	0	7	2004	3	5692	N	N	14502 SE 188TH WAY
006	090800	0300	3/30/04	\$259,950	1870	0	7	2004	3	5500	N	N	14528 SE 188TH WAY
006	090800	0200	4/8/04	\$254,950	1870	0	7	2004	3	4950	N	N	14410 SE 188TH WAY
006	090800	0280	5/13/04	\$259,950	1870	0	7	2004	3	4733	N	N	14514 SE 188TH WAY
006	090800	0070	2/3/05	\$289,950	1870	0	7	2004	3	3987	N	N	14623 SE 188TH WAY
006	564860	0250	2/25/04	\$274,000	1890	0	7	1995	3	6993	N	N	11407 SE 179TH ST
006	926650	0070	8/29/06	\$408,950	1900	0	7	2006	3	3903	N	N	11452 SE 191ST CT
006	926650	0070	6/27/06	\$340,950	1900	0	7	2006	3	3903	N	N	11452 SE 191ST CT
006	245996	0270	4/15/05	\$294,950	1910	0	7	2002	3	4889	N	N	14625 SE 185TH PL
006	098400	0130	9/13/04	\$259,900	1920	0	7	1967	4	8502	N	N	12735 SE 190TH PL
006	619780	0025	9/27/05	\$389,990	1940	1200	7	1961	5	15165	N	N	18408 116TH AVE SE
006	245997	0200	10/4/04	\$279,950	1940	0	7	2004	3	8720	N	N	14774 SE 187TH CT
006	232983	0140	5/6/04	\$279,950	1940	0	7	2004	3	5938	N	N	18815 132ND PL SE
006	232983	0100	5/6/04	\$279,950	1940	0	7	2004	3	5851	N	N	13228 SE 188TH PL
006	232983	0080	4/14/04	\$279,950	1940	0	7	2004	3	4876	N	N	13240 SE 188TH PL
006	232983	0040	5/14/04	\$278,950	1940	0	7	2004	3	4661	N	N	13249 SE 188TH PL
006	232983	0070	4/28/04	\$279,950	1940	0	7	2004	3	4207	N	N	13246 SE 188TH PL
006	322305	9352	2/8/06	\$319,950	1950	0	7	2005	3	9914	N	N	17909 116TH AVE SE
006	245997	0050	6/21/04	\$279,950	1950	0	7	2004	3	6227	N	N	14751 SE 187TH CT
006	245997	0020	8/18/04	\$282,950	1950	0	7	2004	3	5451	N	N	14769 SE 187TH CT

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	245997	0090	2/8/05	\$314,950	1960	600	7	2005	3	29768	N	N	14725 SE 187TH CT
006	098422	0200	6/20/06	\$334,900	1980	0	7	1974	4	9590	N	N	12923 SE 186TH ST
006	253841	0240	7/22/05	\$329,950	1980	0	7	2005	3	4863	N	N	14623 SE 189TH PL
006	253841	0200	7/19/05	\$331,990	1980	0	7	2005	3	4589	N	N	14645 SE 189TH PL
006	253841	0090	8/12/05	\$329,950	1980	0	7	2005	3	4528	N	N	14612 SE 189TH PL
006	233323	0290	5/9/06	\$385,000	1990	0	7	2002	3	4050	N	N	17619 128TH AVE SE
006	232985	0220	2/25/05	\$310,000	2000	0	7	1999	3	6677	N	N	18525 114TH AVE SE
006	232985	0040	12/22/04	\$291,000	2000	0	7	1999	3	6566	N	N	11421 SE 185TH PL
006	232985	0060	7/28/04	\$289,950	2000	0	7	1997	3	6489	N	N	11429 SE 185TH PL
006	232985	0100	6/30/05	\$342,000	2000	0	7	1997	3	6325	N	N	11452 SE 185TH PL
006	232985	0250	8/23/05	\$342,000	2000	0	7	1999	3	5999	N	N	18543 114TH AVE SE
006	245995	0160	11/9/06	\$345,000	2030	0	7	1996	3	17950	N	N	14240 SE 188TH WAY
006	245995	0130	10/10/05	\$369,000	2030	0	7	1996	3	14376	N	N	14224 SE 188TH WAY
006	098422	0190	7/15/05	\$321,888	2030	0	7	1975	4	7800	N	N	12931 SE 186TH ST
006	245995	0040	2/23/06	\$380,000	2030	0	7	1996	3	6293	N	N	14026 SE 188TH WAY
006	245995	0040	5/24/04	\$276,500	2030	0	7	1996	3	6293	N	N	14026 SE 188TH WAY
006	245996	0180	5/22/06	\$425,000	2060	0	7	2002	3	5456	N	N	14439 SE 185TH PL
006	245996	0090	9/14/05	\$340,000	2060	0	7	2002	3	4950	N	N	14652 SE 185TH PL
006	090800	0340	8/13/04	\$254,950	2080	0	7	2004	3	5828	N	N	14727 SE 188TH WAY
006	098423	0110	3/24/04	\$234,900	2090	0	7	1977	4	7524	N	N	13017 SE 191ST ST
006	245997	0120	2/16/05	\$308,847	2100	700	7	2005	3	8082	N	N	14728 SE 187TH CT
006	322305	9147	12/27/05	\$325,000	2130	0	7	1952	5	16988	N	N	18605 116TH AVE SE
006	926650	0030	6/21/06	\$349,950	2170	0	7	2006	3	3835	N	N	11471 SE 191ST CT
006	926650	0040	6/22/06	\$356,000	2170	0	7	2006	3	3776	N	N	11470 SE 191ST CT
006	926650	0050	6/13/06	\$380,323	2170	0	7	2006	3	3500	N	N	11464 SE 191ST CT
006	543800	0190	6/26/06	\$350,000	2180	0	7	1966	3	10875	N	N	17615 110TH AVE SE
006	253841	0160	8/2/05	\$355,395	2190	0	7	2005	3	5673	N	N	14743 SE 189TH PL
006	253841	0180	6/13/05	\$355,450	2190	0	7	2005	3	4317	N	N	14707 SE 189TH PL
006	926650	0100	7/26/06	\$425,000	2200	0	7	2006	3	4927	N	N	11434 SE 191ST CT
006	926650	0100	6/28/06	\$360,450	2200	0	7	2006	3	4927	N	N	11434 SE 191ST CT
006	322305	9240	9/25/06	\$425,000	2220	0	7	1965	3	19018	N	N	11225 SE 186TH LN

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	098421	0100	3/25/05	\$290,000	2220	0	7	1973	4	7350	N	N	13026 SE 184TH PL
006	245996	0420	7/20/05	\$369,000	2240	0	7	2002	3	6135	N	N	14741 SE 185TH PL
006	233323	0220	5/5/05	\$323,000	2270	0	7	2002	3	4733	N	N	17630 128TH AVE SE
006	911700	0090	10/18/06	\$330,000	2290	0	7	1961	4	9120	N	N	11254 SE 186TH ST
006	232983	0120	4/16/04	\$299,000	2310	0	7	2004	3	7876	N	N	13216 SE 188TH PL
006	232983	0050	9/7/05	\$368,500	2310	0	7	2004	3	4384	N	N	13254 SE 188TH PL
006	232983	0050	5/7/04	\$304,950	2310	0	7	2004	3	4384	N	N	13254 SE 188TH PL
006	233323	0070	5/19/06	\$406,500	2360	0	7	2001	3	5483	N	N	12844 SE 175TH CT
006	926650	0080	6/27/06	\$379,950	2360	0	7	2006	3	4036	N	N	11446 SE 191ST CT
006	232983	0130	9/20/05	\$400,000	2370	0	7	2004	3	6122	N	N	18809 132ND PL SE
006	232983	0130	4/22/04	\$315,000	2370	0	7	2004	3	6122	N	N	18809 132ND PL SE
006	232983	0090	5/24/04	\$314,950	2370	0	7	2004	3	5850	N	N	13234 SE 188TH PL
006	232983	0110	5/6/04	\$314,950	2370	0	7	2004	3	5788	N	N	13220 SE 188TH PL
006	232983	0020	4/15/05	\$345,000	2370	0	7	2004	3	5434	N	N	13235 SE 188TH PL
006	232983	0020	5/19/04	\$317,950	2370	0	7	2004	3	5434	N	N	13235 SE 188TH PL
006	073940	0030	7/8/04	\$299,000	2400	0	7	2000	3	5063	N	N	17831 112TH AVE SE
006	245996	0320	10/13/04	\$327,000	2410	0	7	2002	3	6717	N	N	18527 147TH CT SE
006	245996	0300	3/13/04	\$310,000	2410	0	7	2002	3	5211	N	N	18515 147TH CT SE
006	098421	0890	4/14/05	\$319,000	2420	0	7	1979	5	13830	N	N	18407 126TH PL SE
006	926650	0090	8/24/06	\$379,950	2420	0	7	2006	3	4010	N	N	11440 SE 191ST CT
006	098400	0690	5/17/06	\$349,950	2440	0	7	1967	4	8750	N	N	18973 127TH PL SE
006	098400	0690	2/2/06	\$345,000	2440	0	7	1967	4	8750	N	N	18973 127TH PL SE
006	233323	0230	12/26/06	\$427,950	2450	0	7	2002	3	4373	N	N	17636 128TH AVE SE
006	233323	0230	10/5/04	\$315,000	2450	0	7	2002	3	4373	N	N	17636 128TH AVE SE
006	233323	0110	3/4/04	\$302,000	2450	0	7	2002	3	4077	N	N	12841 SE 175TH CT
006	233323	0040	4/17/06	\$400,000	2450	0	7	2002	3	3600	N	N	12828 SE 175TH CT
006	245996	0140	10/11/04	\$315,000	2460	0	7	2002	3	5414	N	N	14620 SE 185TH PL
006	090800	0270	6/23/05	\$354,950	2470	0	7	2004	3	5005	N	N	14508 SE 188TH WAY
006	090800	0270	5/11/04	\$304,050	2470	0	7	2004	3	5005	N	N	14508 SE 188TH WAY
006	090800	0060	7/13/04	\$291,450	2470	0	7	2004	3	4858	N	N	14629 SE 188TH WAY
006	090800	0240	4/7/04	\$289,950	2470	0	7	2004	3	4833	N	N	14430 SE 188TH WAY

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	253841	0070	7/26/05	\$372,639	2470	0	7	2005	3	4800	N	N	14626 SE 189TH PL
006	619720	0241	6/14/06	\$482,500	2480	0	7	1962	5	50866	N	N	18217 118TH AVE SE
006	322305	9351	2/28/06	\$359,950	2480	0	7	2005	3	10692	N	N	17911 116TH AVE SE
006	245997	0130	11/18/04	\$354,950	2480	0	7	2004	3	7958	N	N	14734 SE 187TH CT
006	245997	0070	8/19/04	\$319,950	2480	0	7	2004	3	7005	N	N	14739 SE 187TH CT
006	245997	0060	8/26/04	\$319,950	2480	0	7	2004	3	6272	N	N	14745 SE 187TH CT
006	245997	0100	11/30/04	\$354,950	2480	0	7	2004	3	6102	N	N	14717 SE 187TH CT
006	245997	0030	9/1/04	\$319,950	2480	0	7	2004	3	5451	N	N	14763 SE 187TH CT
006	253841	0060	8/17/05	\$369,950	2490	0	7	2005	3	6661	N	N	14720 SE 189TH PL
006	253841	0010	8/2/05	\$369,950	2490	0	7	2005	3	4800	N	N	14732 SE 189TH PL
006	253841	0040	9/13/05	\$369,950	2490	0	7	2005	3	4800	N	N	14704 SE 189TH PL
006	245996	0250	6/7/06	\$439,000	2560	0	7	2002	3	4897	N	N	14613 SE 185TH PL
006	245996	0250	12/17/04	\$315,000	2560	0	7	2002	3	4897	N	N	14613 SE 185TH PL
006	245996	0260	4/15/04	\$318,000	2560	0	7	2002	3	4841	N	N	14619 SE 185TH PL
006	253841	0020	8/2/05	\$424,769	2940	0	7	2005	3	4800	N	N	14728 SE 189TH PL
006	253841	0050	9/14/05	\$409,950	2940	0	7	2005	3	4800	N	N	14650 SE 189TH PL
006	332305	9082	5/11/05	\$295,000	1100	500	8	1977	3	40510	N	N	12429 SE 184TH ST
006	144286	0020	2/12/04	\$234,950	1130	420	8	1986	3	8892	N	N	13413 SE 189TH ST
006	259180	0590	10/10/05	\$315,000	1180	840	8	1981	3	7630	N	N	18621 132ND PL SE
006	746140	0210	4/22/04	\$250,000	1180	820	8	1979	3	7480	N	N	18644 110TH PL SE
006	508970	0210	4/27/04	\$241,530	1180	760	8	1980	3	7000	N	N	11112 SE 183RD PL
006	140260	0500	6/22/04	\$260,500	1200	400	8	1981	3	7048	N	N	18306 152ND AVE SE
006	140210	0080	8/4/05	\$369,000	1230	450	8	1966	5	23653	N	N	17825 145TH AVE SE
006	508970	0390	3/25/05	\$283,000	1260	600	8	1978	3	7605	N	N	18319 108TH PL SE
006	508970	0310	7/15/05	\$325,000	1270	200	8	1977	3	7700	N	N	10926 SE 183RD PL
006	140210	0280	8/23/06	\$342,950	1280	250	8	1970	4	19055	N	N	17827 147TH AVE SE
006	140263	0420	7/23/04	\$274,000	1280	400	8	1985	3	7208	N	N	15419 SE 182ND ST
006	140260	0610	1/18/06	\$319,500	1300	410	8	1983	3	6968	N	N	18309 152ND AVE SE
006	140263	0270	7/24/06	\$400,000	1320	400	8	1985	3	8867	N	N	15342 SE 182ND ST
006	140260	0470	8/25/04	\$285,000	1320	430	8	1983	3	6947	N	N	15213 SE 183RD DR
006	140260	0230	5/4/06	\$338,000	1330	430	8	1983	3	6967	N	N	15232 SE 183RD DR

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	259180	0700	3/8/04	\$252,000	1340	800	8	1981	3	11360	N	N	18612 132ND PL SE
006	746140	0380	3/27/06	\$359,950	1360	850	8	1979	4	7521	N	N	18648 111TH PL SE
006	508970	0660	4/22/04	\$256,000	1370	400	8	1977	4	10800	N	N	18320 110TH AVE SE
006	746140	0120	6/30/06	\$359,000	1370	400	8	1980	4	7480	N	N	18639 110TH PL SE
006	259180	0710	1/13/06	\$324,975	1390	590	8	1981	4	10082	N	N	18604 132ND PL SE
006	259180	0880	8/5/04	\$284,950	1390	580	8	1981	3	9372	N	N	18707 134TH AVE SE
006	259181	0270	2/8/05	\$309,000	1390	580	8	1984	4	6881	N	N	18429 135TH PL SE
006	259180	0750	10/5/04	\$258,950	1430	660	8	1981	3	7844	N	N	13307 SE 185TH PL
006	259180	0290	9/7/04	\$318,000	1430	600	8	1982	4	7632	N	N	18514 134TH AVE SE
006	140263	0200	7/26/06	\$434,000	1440	580	8	1985	3	7944	N	N	18213 154TH PL SE
006	140260	0510	3/9/06	\$312,500	1440	0	8	1981	3	6824	N	N	18310 152ND AVE SE
006	140263	0450	8/19/04	\$293,450	1450	340	8	1986	3	7674	N	N	18208 154TH PL SE
006	140220	0570	2/25/04	\$297,000	1460	1400	8	1967	4	22914	N	N	18135 146TH AVE SE
006	508970	0590	4/11/05	\$310,000	1460	620	8	1978	4	9079	N	N	10907 SE 183RD CT
006	746140	0140	1/9/04	\$235,000	1460	0	8	1979	4	8190	N	N	18651 110TH PL SE
006	259182	0360	7/22/05	\$329,950	1480	570	8	1985	4	8250	N	N	13322 SE 184TH ST
006	508970	0620	8/11/06	\$349,950	1480	0	8	1978	3	8050	N	N	10923 SE 183RD CT
006	259182	0380	4/19/04	\$286,900	1480	440	8	1985	3	7995	N	N	13312 SE 184TH ST
006	508970	0060	4/28/04	\$235,550	1480	0	8	1978	4	7700	N	N	10935 SE 182ND ST
006	259182	0240	10/10/06	\$439,950	1500	420	8	1986	4	8508	N	N	13446 SE 183RD ST
006	140220	0690	9/22/04	\$307,000	1510	800	8	1974	4	19910	N	N	18004 145TH AVE SE
006	259183	0120	6/22/06	\$374,950	1520	580	8	1988	3	7350	N	N	13420 SE 182ND ST
006	259183	0120	4/29/04	\$291,950	1520	580	8	1988	3	7350	N	N	13420 SE 182ND ST
006	140261	0130	9/19/05	\$335,000	1540	330	8	1983	3	8251	N	N	14821 SE 181ST ST
006	259180	0190	9/30/05	\$322,500	1550	740	8	1982	3	8550	N	N	13432 SE 187TH PL
006	140200	0160	1/17/06	\$360,000	1600	0	8	1964	4	29915	N	N	17804 142ND AVE SE
006	259180	0690	10/19/06	\$368,000	1600	800	8	1981	3	13392	N	N	18620 132ND PL SE
006	259180	0160	6/13/06	\$399,950	1600	0	8	1983	4	7770	N	N	13509 SE 186TH PL
006	259180	0210	3/10/05	\$315,000	1600	860	8	1982	3	7350	N	N	13416 SE 187TH PL
006	259181	0080	9/19/06	\$419,000	1610	860	8	1984	3	8606	N	N	13545 SE 185TH CT
006	259180	0410	11/3/05	\$358,000	1610	700	8	1983	4	7725	N	N	13312 SE 184TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	140266	0140	3/11/05	\$325,000	1620	590	8	1986	3	7866	N	N	18241 157TH AVE SE
006	259183	0060	8/11/05	\$366,500	1670	480	8	1988	3	6734	N	N	13431 SE 182ND ST
006	430100	0080	10/7/04	\$239,950	1680	0	8	1965	3	27299	N	N	13656 SE 180TH ST
006	140263	0230	9/6/05	\$425,000	1680	880	8	1986	3	8638	N	N	15355 SE 182ND ST
006	140263	0050	9/21/06	\$343,000	1710	0	8	1984	3	7394	N	N	18209 153RD AVE SE
006	259182	0050	6/28/05	\$389,000	1740	780	8	1987	3	11667	N	N	18407 135TH PL SE
006	144286	0100	3/19/04	\$269,000	1760	0	8	1987	3	8149	N	N	13531 SE 189TH PL
006	508970	0740	11/22/04	\$277,950	1770	0	8	1978	4	11000	N	N	11117 SE 183RD PL
006	419310	0110	5/11/05	\$299,500	1790	0	8	2002	3	3500	N	N	18465 114TH AVE SE
006	140220	0350	9/23/05	\$304,100	1800	0	8	1967	4	18000	N	N	14616 SE 181ST ST
006	140267	0200	7/18/06	\$392,000	1840	0	8	1984	3	7916	N	N	15909 SE 182ND PL
006	332305	9022	6/2/04	\$372,500	1850	1210	8	1976	3	84506	N	N	17635 122ND PL SE
006	259180	0170	7/27/05	\$330,000	1860	0	8	1983	3	6825	N	N	13513 SE 186TH PL
006	259180	0530	7/10/06	\$349,500	1880	0	8	1981	3	9163	N	N	18509 132ND PL SE
006	140220	0580	12/11/05	\$423,500	1890	1890	8	1969	4	19201	N	N	18145 146TH AVE SE
006	156595	0430	3/1/04	\$279,000	1900	0	8	1994	3	8015	N	N	18803 112TH PL SE
006	140266	0230	11/9/06	\$420,000	1900	0	8	1986	3	7140	N	N	15822 SE 184TH ST
006	419310	0050	10/22/04	\$292,000	1900	0	8	2002	3	4081	N	N	18444 114TH AVE SE
006	769730	0080	9/20/05	\$360,000	1910	0	8	2002	3	3318	N	N	17850 110TH PL SE
006	769730	0080	12/24/04	\$300,000	1910	0	8	2002	3	3318	N	N	17850 110TH PL SE
006	140263	0300	4/25/05	\$297,950	1920	0	8	1985	3	12000	N	N	15356 SE 182ND ST
006	140266	0260	11/19/04	\$312,950	1920	0	8	1986	3	7140	N	N	15726 SE 184TH ST
006	156595	0590	11/28/05	\$351,000	1920	0	8	1994	3	6431	N	N	19113 113TH WAY SE
006	156595	0200	10/17/06	\$454,950	1960	0	8	1994	3	10153	N	N	19020 114TH CT SE
006	140265	0140	5/13/04	\$279,000	1960	0	8	1985	3	8303	N	N	15509 SE 184TH ST
006	156595	0320	7/24/05	\$319,000	1960	0	8	1994	3	7072	N	N	18824 113TH WAY SE
006	259183	0050	8/23/04	\$285,000	1980	0	8	1988	3	7941	N	N	13425 SE 182ND ST
006	140266	0190	7/11/05	\$299,950	2000	0	8	1986	3	6866	N	N	15723 SE 184TH ST
006	259181	0090	5/24/04	\$295,000	2010	0	8	1984	4	6674	N	N	13544 SE 185TH CT
006	769730	0090	9/28/06	\$375,000	2030	0	8	2002	3	3317	N	N	17842 110TH PL SE
006	769730	0110	10/5/06	\$390,000	2030	0	8	2002	3	3315	N	N	17830 110TH PL SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 51**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	769730	0130	4/20/04	\$274,950	2030	0	8	2002	3	3313	N	N	17814 110TH PL SE
006	769730	0150	2/13/06	\$370,000	2030	0	8	2002	3	3312	N	N	17768 110TH PL SE
006	769730	0170	11/28/05	\$363,000	2030	0	8	2000	3	3310	N	N	17752 110TH PL SE
006	769730	0280	7/29/05	\$359,950	2030	0	8	2002	3	3301	N	N	17749 110TH PL SE
006	769730	0370	7/19/05	\$329,900	2030	0	8	2002	3	3297	N	N	17903 110TH PL SE
006	140220	0660	8/28/06	\$370,000	2040	0	8	1973	4	18000	N	N	18112 145TH AVE SE
006	619780	0261	6/18/04	\$278,000	2050	0	8	1970	3	27397	N	N	11907 SE 186TH ST
006	140220	0290	2/18/05	\$325,000	2070	0	8	1972	4	19600	N	N	18103 145TH AVE SE
006	259183	0090	9/3/04	\$309,950	2070	0	8	1987	3	11387	N	N	13438 SE 182ND ST
006	259182	0230	5/16/05	\$320,000	2070	0	8	1987	3	9291	N	N	13443 SE 183RD ST
006	140266	0350	4/2/04	\$295,900	2070	0	8	1986	3	8014	N	N	18209 158TH CT SE
006	259181	0110	6/16/04	\$305,000	2070	0	8	1987	3	7920	N	N	13536 SE 185TH CT
006	140266	0280	9/13/04	\$299,950	2070	0	8	1986	3	7144	N	N	15714 SE 184TH ST
006	156595	0660	7/22/05	\$350,000	2070	0	8	1993	3	6081	N	N	11249 SE 190TH CT
006	156595	0660	6/16/04	\$296,000	2070	0	8	1993	3	6081	N	N	11249 SE 190TH CT
006	140200	0190	5/6/05	\$307,000	2080	0	8	1964	4	20000	N	N	14206 SE 179TH PL
006	140200	0180	9/27/05	\$435,000	2080	230	8	1968	5	20000	N	N	17816 142ND AVE SE
006	156595	0020	4/13/04	\$300,500	2090	0	8	1994	3	7485	N	N	19128 113TH WAY SE
006	508970	0020	10/14/05	\$325,000	2100	0	8	1977	3	8800	N	N	10903 SE 182ND ST
006	156595	0690	12/7/04	\$307,500	2100	0	8	1994	3	8352	N	N	11254 SE 190TH CT
006	508970	0320	4/3/06	\$344,950	2100	0	8	1978	3	7700	N	N	10918 SE 183RD PL
006	508970	0110	5/21/04	\$290,000	2100	0	8	1980	4	7700	N	N	11027 SE 182ND ST
006	746140	0130	11/13/06	\$385,000	2100	0	8	1979	4	7480	N	N	18645 110TH PL SE
006	156595	0230	3/8/05	\$311,000	2100	0	8	1994	3	6825	N	N	19008 114TH CT SE
006	259183	0140	10/10/05	\$357,500	2110	0	8	1987	3	7350	N	N	13408 SE 182ND ST
006	140266	0270	10/27/06	\$471,000	2110	0	8	1986	3	7140	N	N	15720 SE 184TH ST
006	030550	0160	12/14/05	\$406,685	2110	0	8	2005	3	6147	N	N	12151 SE 186TH ST
006	030550	0120	8/4/05	\$386,950	2110	0	8	2005	3	3971	N	N	12136 SE 186TH ST
006	140265	0120	7/5/05	\$375,000	2120	510	8	1986	3	7810	N	N	18309 155TH PL SE
006	030550	0130	8/11/05	\$379,950	2130	0	8	2005	3	4079	N	N	12140 SE 186TH ST
006	140266	0330	7/12/06	\$465,000	2160	0	8	1985	3	8301	N	N	18208 157TH AVE SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 51**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	259182	0370	5/26/05	\$338,000	2170	0	8	1985	3	8782	N	N	13316 SE 184TH ST
006	156595	0250	6/24/05	\$353,000	2170	0	8	1993	3	7036	N	N	18936 114TH CT SE
006	140260	0300	10/24/06	\$405,000	2170	0	8	1981	3	6582	N	N	18314 153RD PL SE
006	140260	0300	10/31/05	\$315,000	2170	0	8	1981	3	6582	N	N	18314 153RD PL SE
006	156595	0240	6/21/06	\$404,500	2180	0	8	1994	3	6825	N	N	19002 114TH CT SE
006	259186	0120	8/30/05	\$409,500	2200	0	8	1988	3	8442	N	N	13205 SE 189TH PL
006	030550	0140	6/1/05	\$364,950	2200	0	8	2005	3	4052	N	N	12146 SE 186TH ST
006	030550	0150	5/31/05	\$374,950	2210	0	8	2004	3	4571	N	N	12152 SE 186TH ST
006	247380	0130	2/17/05	\$350,000	2230	0	8	1995	3	6224	N	N	18433 143RD CT SE
006	322305	9279	2/2/06	\$499,000	2250	0	8	1994	3	21344	N	N	18611 114TH AVE SE
006	144286	0160	9/25/06	\$426,000	2280	0	8	1985	3	10255	N	N	13518 SE 189TH PL
006	259181	0150	11/8/05	\$433,000	2290	0	8	1985	4	8000	N	N	18448 135TH PL SE
006	030550	0170	4/10/06	\$399,950	2290	0	8	2006	3	4325	N	N	12141 SE 186TH ST
006	144286	0150	4/30/04	\$320,000	2300	0	8	1988	3	8104	N	N	13536 SE 189TH PL
006	030550	0050	9/15/05	\$386,000	2300	0	8	2004	3	4856	N	N	12028 SE 186TH ST
006	140263	0190	3/17/06	\$409,950	2310	0	8	1986	3	7485	N	N	18219 154TH PL SE
006	030550	0210	8/13/05	\$399,950	2310	0	8	2004	3	5566	N	N	12117 SE 186TH ST
006	030550	0240	11/3/06	\$430,000	2310	0	8	2004	3	5548	N	N	12043 SE 186TH ST
006	030550	0240	8/4/05	\$379,950	2310	0	8	2004	3	5548	N	N	12043 SE 186TH ST
006	030550	0080	3/16/05	\$347,700	2310	0	8	2005	3	5442	N	N	12114 SE 186TH ST
006	030550	0020	6/13/05	\$394,950	2310	0	8	2004	3	5315	N	N	12010 SE 186TH ST
006	030550	0180	6/27/05	\$386,950	2310	0	8	2004	3	4836	N	N	12135 SE 186TH ST
006	030550	0010	11/23/04	\$319,950	2310	0	8	2004	3	4532	N	N	12006 SE 186TH ST
006	030550	0280	10/3/05	\$401,750	2320	0	8	2005	3	4503	N	N	12015 SE 186TH ST
006	140261	0190	11/3/05	\$355,500	2330	0	8	1983	3	7965	N	N	18101 150TH CT SE
006	508970	0450	6/17/04	\$282,500	2330	0	8	1979	3	7680	N	N	18326 108TH PL SE
006	030550	0060	6/1/05	\$373,402	2330	0	8	2005	3	5466	N	N	12042 SE 186TH ST
006	030550	0090	12/23/05	\$419,950	2330	0	8	2005	3	5442	N	N	12120 SE 186TH ST
006	030550	0030	11/18/04	\$330,000	2330	0	8	2004	3	5335	N	N	12016 SE 186TH ST
006	030550	0250	6/24/05	\$379,950	2330	0	8	2004	3	5329	N	N	12037 SE 186TH ST
006	140261	0210	3/31/04	\$300,000	2340	0	8	1983	3	9327	N	N	18111 150TH CT SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	030550	0110	2/24/05	\$359,950	2340	0	8	2004	3	5365	N	N	12130 SE 186TH ST
006	030550	0190	4/4/05	\$368,000	2340	0	8	2004	3	5058	N	N	12129 SE 186TH ST
006	030550	0260	4/4/05	\$371,872	2340	0	8	2004	3	4989	N	N	12031 SE 186TH ST
006	259183	0290	4/26/04	\$298,950	2350	0	8	1987	3	7672	N	N	13420 SE 181ST PL
006	140264	0280	5/4/05	\$330,000	2370	0	8	1986	3	8581	N	N	15011 SE 183RD CT
006	140267	0150	4/10/06	\$439,000	2370	0	8	1986	3	7859	N	N	15920 SE 184TH ST
006	140267	0150	1/29/04	\$268,000	2370	0	8	1986	3	7859	N	N	15920 SE 184TH ST
006	030550	0220	11/1/05	\$429,950	2370	0	8	2005	3	5566	N	N	12111 SE 186TH ST
006	140267	0140	8/16/05	\$399,500	2380	0	8	1986	3	7143	N	N	15914 SE 184TH ST
006	140261	0250	6/7/04	\$308,000	2400	0	8	1983	3	8128	N	N	18108 150TH CT SE
006	156595	0380	11/17/04	\$339,500	2400	0	8	1994	3	7000	N	N	11230 SE 188TH PL
006	156595	0810	6/18/04	\$334,500	2400	0	8	1994	3	6644	N	N	11227 SE 188TH PL
006	342305	9207	12/18/06	\$455,000	2420	0	8	1999	3	11869	N	N	19115 146TH AVE SE
006	342305	9207	5/21/04	\$369,950	2420	0	8	1999	3	11869	N	N	19115 146TH AVE SE
006	247380	0100	1/5/05	\$395,000	2420	0	8	1995	3	7023	N	N	18424 143RD CT SE
006	156595	0480	11/9/05	\$390,950	2430	0	8	1994	3	7003	N	N	18911 112TH PL SE
006	508970	0270	4/26/06	\$361,900	2450	0	8	1978	3	7910	N	N	11014 SE 183RD PL
006	030550	0300	4/14/05	\$344,950	2480	0	8	2005	3	4754	N	N	12003 SE 186TH ST
006	030550	0290	2/17/05	\$326,450	2480	0	8	2005	3	4497	N	N	12009 SE 186TH ST
006	140265	0300	7/22/04	\$341,000	2500	0	8	1986	3	8358	N	N	15500 SE 183RD DR
006	619660	0422	5/11/04	\$319,950	2510	0	8	1992	3	15511	N	N	17634 118TH AVE SE
006	140264	0400	11/18/06	\$475,000	2520	0	8	1984	3	9143	N	N	18213 150TH AVE SE
006	508970	0160	6/19/06	\$450,000	2520	0	8	1980	3	7700	N	N	18219 112TH AVE SE
006	259182	0020	10/12/06	\$475,000	2520	0	8	1987	3	7350	N	N	13409 SE 184TH ST
006	342305	9205	11/9/06	\$469,900	2530	0	8	1997	3	10641	N	N	19121 146TH AVE SE
006	140262	0280	5/14/04	\$321,000	2530	0	8	1984	3	9340	N	N	18204 150TH AVE SE
006	140264	0500	1/21/04	\$294,950	2540	0	8	1985	3	8063	N	N	14942 SE 184TH ST
006	030550	0230	9/13/05	\$419,950	2540	0	8	2005	3	5566	N	N	12105 SE 186TH ST
006	030550	0040	11/22/04	\$345,950	2540	0	8	2004	3	5176	N	N	12022 SE 186TH ST
006	030550	0100	4/21/05	\$369,950	2550	0	8	2004	3	5442	N	N	12124 SE 186TH ST
006	030550	0070	5/24/06	\$449,000	2550	0	8	2005	3	5442	N	N	12106 SE 186TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	030550	0070	7/1/05	\$409,950	2550	0	8	2005	3	5442	N	N	12106 SE 186TH ST
006	030550	0200	4/27/05	\$391,950	2550	0	8	2004	3	5082	N	N	12123 SE 186TH ST
006	030550	0270	2/3/05	\$363,950	2550	0	8	2004	3	4660	N	N	12021 SE 186TH ST
006	769730	0100	10/25/05	\$372,500	2560	0	8	2002	3	3316	N	N	17836 110TH PL SE
006	769730	0120	7/20/04	\$308,000	2560	0	8	2002	3	3314	N	N	17822 110TH PL SE
006	140262	0240	3/21/05	\$328,000	2580	0	8	1984	3	7848	N	N	18220 149TH AVE SE
006	259181	0100	9/7/05	\$424,000	2600	0	8	1987	4	6944	N	N	13540 SE 185TH CT
006	327485	0200	3/11/05	\$369,500	2630	0	8	1990	3	9023	N	N	12202 SE 179TH PL
006	140263	0100	6/17/05	\$415,450	2665	0	8	1987	3	7598	N	N	18208 153RD AVE SE
006	140264	0070	8/17/04	\$303,000	2710	0	8	1986	3	8574	N	N	14909 SE 184TH ST
006	140270	0120	10/20/04	\$336,950	2710	0	8	1999	3	4948	N	N	18310 160TH PL SE
006	140220	0040	10/16/06	\$462,500	2720	0	8	1968	3	19210	N	N	18116 147TH AVE SE
006	140267	0120	11/14/05	\$505,000	2740	730	8	1986	4	7140	N	N	15828 SE 184TH ST
006	619900	0210	7/15/04	\$410,000	2830	0	8	1985	3	21602	N	N	19107 121ST PL SE
006	619840	0021	7/28/05	\$388,000	2870	0	8	1957	3	47916	N	N	11641 SE 188TH ST
006	619780	0183	6/17/04	\$302,000	2880	0	8	1986	3	24402	N	N	11642 SE 188TH ST
006	327485	0160	11/24/04	\$373,500	2920	0	8	1990	3	9613	N	N	12218 SE 179TH PL
006	140267	0110	1/5/05	\$427,500	2920	0	8	1985	3	7000	N	N	15825 SE 184TH ST
006	156595	0170	5/26/05	\$389,900	2950	0	8	1994	3	7121	N	N	19022 114TH CT SE
006	156595	0120	3/31/05	\$410,000	3000	0	8	1993	3	7614	N	N	18937 114TH CT SE
006	140270	0100	7/27/05	\$433,000	3040	0	8	1999	3	4602	N	N	18317 160TH PL SE
006	140270	0200	3/31/04	\$364,950	3045	0	8	1999	3	5893	N	N	18358 160TH PL SE
006	327485	0060	6/16/04	\$354,000	3130	0	8	1990	3	11587	N	N	17811 123RD PL SE
006	140270	0060	6/9/04	\$380,000	3130	0	8	1999	3	5084	N	N	18349 160TH PL SE
006	140270	0190	3/23/04	\$359,500	3140	0	8	1999	3	5583	N	N	18352 160TH PL SE
006	156595	0140	12/27/04	\$345,000	3250	0	8	1993	3	7622	N	N	19017 114TH CT SE
006	081820	0060	11/29/06	\$484,950	1600	720	9	1988	3	9637	N	N	11239 SE 183RD ST
006	247292	0170	7/19/06	\$481,000	1670	880	9	1988	3	7366	N	N	14205 SE 183RD ST
006	247292	0790	9/7/05	\$469,900	1700	720	9	1987	3	7619	N	N	14128 SE 182ND ST
006	342305	9078	2/17/06	\$344,000	1900	0	9	1975	3	22500	N	N	13803 SE 180TH ST
006	247292	0500	9/28/06	\$425,000	2050	0	9	1987	3	7210	N	N	14209 SE 180TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	259184	0170	12/6/06	\$414,900	2210	0	9	1988	3	8060	N	N	18120 132ND PL SE
006	247293	0010	3/15/05	\$389,950	2300	0	9	1990	3	11132	N	N	14716 SE 184TH PL
006	247292	0630	5/13/04	\$339,000	2300	0	9	1988	3	8017	N	N	18223 143RD AVE SE
006	247380	0140	4/12/04	\$369,900	2350	0	9	1995	3	7975	N	N	18429 143RD CT SE
006	247292	0020	6/20/05	\$429,900	2360	0	9	1988	3	7291	N	N	14019 SE 181ST ST
006	247292	0750	11/9/04	\$352,500	2410	0	9	1987	3	8828	N	N	14143 SE 182ND ST
006	147312	0630	7/21/05	\$460,000	2440	0	9	1991	3	8419	N	N	18715 137TH CT SE
006	247292	0360	10/19/04	\$385,000	2470	0	9	1987	3	13468	N	N	14254 SE 180TH PL
006	247292	0600	9/19/06	\$520,000	2470	0	9	1987	3	8349	N	N	18205 143RD AVE SE
006	247292	0240	12/4/06	\$505,000	2520	0	9	1987	3	7583	N	N	18214 143RD AVE SE
006	147312	0310	3/21/05	\$410,000	2530	0	9	1992	3	11997	N	N	13715 SE 188TH ST
006	147312	0240	3/24/04	\$360,500	2540	0	9	1992	3	10440	N	N	18725 136TH PL SE
006	247292	0150	11/17/05	\$472,000	2580	0	9	1988	3	7273	N	N	18315 142ND AVE SE
006	259184	0210	1/26/06	\$429,900	2580	0	9	1988	3	7200	N	N	13311 SE 181ST PL
006	081820	0020	10/4/06	\$467,000	2590	0	9	1988	3	8215	N	N	11203 SE 183RD ST
006	247292	0220	10/11/05	\$482,450	2600	0	9	1988	3	7057	N	N	14314 SE 183RD ST
006	247292	0140	9/23/04	\$345,000	2620	0	9	1987	3	9359	N	N	18307 142ND AVE SE
006	247292	0440	10/24/05	\$494,950	2680	0	9	1987	3	15915	N	N	14124 SE 180TH PL
006	147312	0390	1/19/06	\$502,950	2690	0	9	1992	3	9551	N	N	18716 139TH WAY SE
006	247292	0820	11/24/04	\$380,000	2740	0	9	1987	3	8445	N	N	14102 SE 182ND ST
006	247380	0160	9/20/05	\$420,000	2760	0	9	1991	3	7418	N	N	18421 143RD CT SE
006	147312	0100	6/17/05	\$490,000	2820	0	9	1991	3	8569	N	N	13704 SE 186TH PL
006	147312	0700	2/23/05	\$415,500	2860	0	9	1991	3	8030	N	N	18702 136TH PL SE
006	332305	9035	6/10/04	\$420,000	3040	0	9	1979	4	46875	N	N	12353 SE 181ST ST
006	147312	0350	5/7/04	\$410,000	3060	0	9	1991	3	9070	N	N	13817 SE 188TH ST
006	247293	0120	7/17/06	\$541,000	3120	0	9	1990	3	11978	N	N	14518 SE 184TH PL
006	247293	0350	6/6/05	\$459,900	3130	0	9	1989	4	8478	N	N	14709 SE 184TH PL
006	247292	0070	1/6/05	\$415,950	3210	0	9	1988	3	7461	N	N	18127 141ST AVE SE
006	247292	0850	3/25/04	\$360,000	3220	0	9	1987	3	7017	N	N	18030 140TH CT SE
006	247380	0040	5/4/05	\$548,000	3240	0	9	1990	3	10417	N	N	14218 SE 184TH PL

***Improved Sales Removed from this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
002	019250	0050	10/18/04	\$110,000	DOR RATIO;QUIT CLAIM DEED;
002	032205	9031	12/22/04	\$285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	032205	9143	5/19/04	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	032205	9157	12/23/04	\$213,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	042205	9012	10/4/06	\$299,900	Lack of Representation-YearBuilt
002	042205	9021	10/1/04	\$124,950	Lack of Representation-Grade4
002	042205	9066	3/3/04	\$128,400	DOR RATIO
002	042205	9068	4/14/06	\$354,000	Lack of Representation-Wtft
002	042205	9068	10/29/04	\$292,450	Lack of Representation-Wtft
002	042205	9082	7/30/04	\$405,000	Lack of Representation-3-5AC
002	042205	9131	5/14/04	\$467,400	Lack of Representation-Grade10
002	052205	9005	3/27/06	\$463,000	Lack of Representation-YearBuilt
002	052205	9337	12/1/04	\$160,000	Diagnostic Outlier-SAS
002	178725	0070	5/27/05	\$220,258	Diagnostic Outlier-SAS
002	245950	0180	4/26/06	\$345,000	RELOCATION - SALE BY SERVICE
002	245950	0180	4/24/06	\$345,000	RELOCATION - SALE TO SERVICE
002	250880	0330	8/15/06	\$134,750	DOR RATIO;QUIT CLAIM DEED;
002	259767	0170	4/23/04	\$284,000	RELOCATION - SALE BY SERVICE
002	259767	0170	4/23/04	\$284,000	RELOCATION - SALE TO SERVICE
002	259768	0180	9/7/06	\$371,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	259769	0460	6/1/06	\$388,500	NO MARKET EXPOSURE
002	287300	0070	5/20/04	\$112,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
002	287300	0450	6/4/04	\$163,526	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	287300	0640	12/5/05	\$216,100	EXEMPT FROM EXCISE TAX
002	293700	0070	4/17/06	\$446,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	383070	0050	7/20/05	\$425,000	RELOCATION - SALE BY SERVICE
002	383070	0050	7/11/05	\$425,000	RELOCATION - SALE TO SERVICE
002	383070	0060	10/24/05	\$380,000	RELOCATION - SALE BY SERVICE
002	383070	0060	10/11/05	\$380,000	RELOCATION - SALE TO SERVICE
002	432421	0070	4/13/06	\$246,000	FORCED SALE
002	440600	0100	3/22/05	\$160,000	EXEMPT FROM EXCISE TAX
002	662340	0339	2/26/04	\$342,000	IMP COUNT
002	662340	0340	9/1/06	\$345,000	Diagnostic Outlier-SAS
002	662340	0351	8/22/05	\$65,000	DOR RATIO
002	662402	0040	8/8/06	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	662403	0060	7/5/06	\$497,500	Diagnostic Outlier-SAS
002	675230	0100	6/21/04	\$235,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	675230	0100	3/26/04	\$280,883	EXEMPT FROM EXCISE TAX
002	730000	0360	11/3/04	\$94,000	DOR RATIO
002	730000	0370	11/3/04	\$94,000	DOR RATIO
002	730000	0770	2/22/06	\$180,000	Diagnostic Outlier-Box Plot
002	746142	0050	4/14/04	\$112,384	DOR RATIO
002	746142	0050	4/14/04	\$104,384	DOR RATIO;QUIT CLAIM DEED;
002	746142	0610	4/20/04	\$190,000	Diagnostic Outlier-SAS
002	774870	0060	6/28/05	\$29,369	DOR RATIO;QUIT CLAIM DEED;

***Improved Sales Removed from this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
002	793200	0005	3/10/05	\$285,000	%NETCOND;PREVIMP<=25K
002	793200	0025	11/14/05	\$1,150,000	BUILDER OR DEVELOPER SALES
002	793200	0055	6/23/04	\$370,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	793200	0084	12/16/05	\$401,200	BANKRUPTCY - RECEIVER OR TRUSTEE;
002	793390	0120	10/9/04	\$362,500	FORCED SALE
002	793680	0140	4/21/06	\$466,950	RELOCATION - SALE BY SERVICE
002	793680	0140	4/13/06	\$466,950	RELOCATION - SALE TO SERVICE
002	793680	0170	4/5/05	\$342,950	PREVIMP<=25K
002	793680	0210	12/10/04	\$362,950	PREVIMP<=25K
002	795508	0470	8/18/05	\$410,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	896020	0550	2/25/04	\$185,000	NO MARKET EXPOSURE
002	896020	0550	1/14/04	\$164,900	NON-REPRESENTATIVE SALE
002	896020	0610	3/30/04	\$125,000	DOR RATIO;QUIT CLAIM DEED;
002	937840	0290	9/24/05	\$288,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	064691	0060	9/14/06	\$305,000	Diagnostic Outlier-BoxPlot
006	064691	0140	5/31/05	\$272,000	RELOCATION - SALE TO SERVICE
006	064691	0200	4/20/06	\$306,000	Diagnostic Outlier-BoxPlot
006	064691	0270	4/4/06	\$325,000	Diagnostic Outlier-BoxPlot
006	064691	0270	4/4/06	\$325,000	EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
006	064691	0520	5/12/06	\$357,000	Diagnostic Outlier-BoxPlot
006	064691	0610	6/1/06	\$331,000	Diagnostic Outlier-BoxPlot
006	071200	0050	9/6/06	\$294,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	073940	0080	5/5/05	\$235,000	QUIT CLAIM DEED
006	073940	0380	5/11/04	\$65,214	DOR RATIO;QUIT CLAIM DEED;
006	074090	0110	9/13/04	\$140,000	NON-REPRESENTATIVE SALE
006	074110	0110	10/11/06	\$325,000	RELOCATION - SALE BY SERVICE
006	074110	0110	10/11/06	\$325,000	RELOCATION - SALE TO SERVICE
006	090800	0010	6/12/06	\$119,063	DOR RATIO;QUIT CLAIM DEED;
006	098400	0150	2/25/05	\$258,215	EXEMPT FROM EXCISE TAX
006	098400	0160	10/20/05	\$258,500	EXEMPT FROM EXCISE TAX
006	098400	0520	10/6/05	\$309,900	RELOCATION - SALE BY SERVICE
006	098400	0520	10/6/05	\$309,900	RELOCATION - SALE TO SERVICE
006	098400	0530	1/24/05	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	098410	0340	6/13/05	\$82,388	DOR RATIO;QUIT CLAIM DEED;
006	098420	0030	2/16/06	\$225,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	098420	0820	1/18/05	\$210,000	NO MARKET EXPOSURE
006	098421	0060	9/29/04	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	098421	0170	12/6/04	\$256,000	NO MARKET EXPOSURE
006	098421	0200	7/1/04	\$233,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	098421	0380	11/15/05	\$123,900	DOR RATIO;QUIT CLAIM DEED;
006	098421	0580	9/29/04	\$123,533	DOR RATIO;NON-REPRESENTATIVE SALE
006	098422	0100	10/15/04	\$262,000	RELOCATION - SALE TO SERVICE
006	098422	0400	2/8/05	\$84,717	DOR RATIO;QUIT CLAIM DEED;
006	140210	0300	6/8/05	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	140220	0600	3/5/04	\$270,000	NO MARKET EXPOSURE
006	140220	0640	11/9/06	\$21,329	DOR RATIO;QUIT CLAIM DEED;

***Improved Sales Removed from this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
006	140220	0690	9/22/04	\$307,000	RELOCATION - SALE TO SERVICE
006	140260	0050	3/16/04	\$279,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	140263	0010	3/22/05	\$294,900	RELOCATION - SALE BY SERVICE
006	140263	0010	3/29/05	\$294,900	RELOCATION - SALE TO SERVICE
006	140263	0450	7/10/06	\$132,000	DOR RATIO;QUIT CLAIM DEED; AND OTHER WARNINGS
006	140263	0450	10/25/06	\$133,044	DOR RATIO;QUIT CLAIM DEED;
006	140264	0070	8/17/04	\$303,000	RELOCATION - SALE TO SERVICE
006	140267	0300	5/9/05	\$130,000	DOR RATIO;QUIT CLAIM DEED
006	144286	0150	12/16/05	\$16,000	DOR RATIO
006	144286	0150	3/6/06	\$279,300	QUIT CLAIM DEED;
006	232983	0050	9/7/05	\$368,500	FORCED SALE
006	232985	0110	11/1/04	\$287,950	Lack of Representation-View
006	232985	0170	8/10/04	\$51,710	DOR RATIO;QUIT CLAIM DEED
006	245995	0160	11/9/06	\$300,000	FORCED SALE
006	245996	0210	5/23/05	\$105,455	DOR RATIO;QUIT CLAIM DEED
006	245996	0350	5/17/05	\$311,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	245997	0180	5/10/04	\$267,950	NON-REPRESENTATIVE SALE
006	247292	0010	10/21/05	\$394,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	247292	0020	3/22/04	\$305,000	NO MARKET EXPOSURE
006	247292	0170	2/18/04	\$309,950	NON-REPRESENTATIVE SALE
006	247292	0860	9/28/06	\$539,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	259180	0830	12/6/05	\$104,334	DOR RATIO;QUIT CLAIM DEED;
006	259183	0330	4/25/05	\$396,000	RELOCATION - SALE BY SERVICE
006	259183	0330	4/6/05	\$396,000	RELOCATION - SALE TO SERVICE
006	259184	0120	4/21/04	\$160,722	DOR RATIO;QUIT CLAIM DEED;
006	322305	9014	7/27/05	\$460,000	UNFIN AREA
006	322305	9033	9/1/05	\$1,300,000	Lack of Representation-3-5AC
006	322305	9037	10/27/05	\$286,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	322305	9038	9/14/04	\$120,000	DOR RATIO;QUIT CLAIM DEED
006	322305	9108	1/5/05	\$209,950	Diagnostic Outlier-SAS
006	322305	9283	9/29/05	\$600,000	Diagnostic Outlier-SAS
006	322305	9293	9/21/06	\$674,950	Diagnostic Outlier-SAS
006	322305	9294	12/5/06	\$1,000,000	BUILDER OR DEVELOPER SALES
006	322305	9302	12/6/06	\$810,000	Diagnostic Outlier-SAS
006	327620	0030	11/2/05	\$216,300	OBSOL
006	327620	0030	10/5/04	\$159,800	OBSOL;NO MARKET EXPOSURE
006	327620	0220	12/22/05	\$145,995	RELATED PARTY, FRIEND, OR NEIGHBOR
006	327690	0240	5/25/06	\$520,917	NOT A SALE ON THIS PARCEL
006	327690	0280	11/16/05	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	327690	0280	9/30/05	\$162,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	332305	9009	8/5/05	\$1,512,000	Lack of Representation-3-5AC
006	332305	9025	5/10/04	\$360,000	MULTI-PARCEL SALE;
006	332305	9058	1/19/06	\$390,000	Diagnostic Outlier-SAS
006	332305	9082	11/23/04	\$236,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
006	332305	9086	8/8/05	\$775,000	Lack of Representation-Grade10
006	332305	9087	11/22/05	\$359,000	%COMPL;NO MARKET EXPOSURE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
006	342305	9026	9/27/06	\$695,000	Diagnostic Outlier-SAS
006	342305	9029	8/9/05	\$900,000	MULTI-PARCEL SALE
006	342305	9055	10/21/05	\$220,000	Diagnostic Outlier-SAS
006	342305	9062	7/20/06	\$1,500,000	GOVERNMENT AGENCY
006	342305	9066	3/23/04	\$320,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	342305	9075	7/28/06	\$1,120,000	IMP COUNT
006	342305	9079	6/8/04	\$160,000	NO MARKET EXPOSURE
006	342305	9139	11/30/05	\$390,000	ACTIVE PERMIT BEFORE SALE>25K;OBSOL
006	342305	9139	10/1/04	\$215,000	OBSOL;NO MARKET EXPOSURE
006	342305	9159	10/22/04	\$950,000	CHANGE OF USE
006	342305	9176	3/27/04	\$10,029	DOR RATIO;GOVERNMENT AGENCY;
006	342305	9190	11/10/06	\$550,500	Diagnostic Outlier-SAS
006	342305	9198	7/12/06	\$440,000	Diagnostic Outlier-SAS
006	352305	9032	7/11/05	\$150,000	%NETCOND;PREVIMP<=25K
006	382040	0070	6/15/04	\$56,484	DOR RATIO;QUIT CLAIM DEED;
006	508970	0160	1/5/06	\$332,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	508970	0450	6/4/04	\$282,500	RELOCATION - SALE TO SERVICE
006	543800	0150	3/22/06	\$143,268	QUIT CLAIM DEED;
006	564860	0170	2/3/06	\$170,000	Diagnostic Outlier-BoxPlot
006	619660	0022	2/27/06	\$216,000	QUIT CLAIM DEED;
006	619660	0023	1/5/05	\$179,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	619660	0100	11/9/06	\$495,000	IMP COUNT;
006	619660	0160	5/25/04	\$39,269	DOR RATIO;QUIT CLAIM DEED;
006	619660	0340	8/22/05	\$500,000	Diagnostic Outlier-SAS
006	619720	0080	10/25/06	\$450,000	Diagnostic Outlier-SAS
006	619720	0160	10/18/06	\$360,100	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	619720	0200	10/11/05	\$401,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	619720	0301	10/20/04	\$189,000	Diagnostic Outlier-SAS
006	619720	0379	7/29/05	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	619720	0380	10/16/06	\$101,625	DOR RATIO;QUIT CLAIM DEED
006	619780	0164	5/15/06	\$145,825	QUIT CLAIM DEED; STATEMENT TO DOR
006	619780	0261	3/29/06	\$106,658	DOR RATIO;QUIT CLAIM DEED;
006	619780	0264	10/20/04	\$80,000	DOR RATIO;NON-REPRESENTATIVE SALE
006	619840	0020	7/23/04	\$272,800	IMP COUNT;NO MARKET EXPOSURE
006	619840	0045	8/3/06	\$90,462	DOR RATIO;QUIT CLAIM DEED;
006	619840	0080	5/27/05	\$450,000	TEAR DOWN
006	619840	0100	5/27/05	\$400,000	TEAR DOWN
006	619840	0161	5/17/06	\$275,000	PREVIMP<=25K
006	619840	0162	6/5/06	\$275,000	%NETCOND;PREVIMP<=25K
006	619900	0024	6/6/06	\$250,000	Lack of Representation-Grade4
006	619900	0099	8/15/05	\$50,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
006	619900	0099	8/9/05	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	619900	0141	6/20/06	\$550,000	Diagnostic Outlier-SAS
006	619900	0220	7/19/06	\$150,000	Diagnostic Outlier-SAS
006	619900	0240	9/29/05	\$285,000	OBSOL
006	619900	0241	4/26/06	\$200,000	Diagnostic Outlier-SAS

***Improved Sales Removed from this Annual Update Analysis***  
**Area 51**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
006	619960	0120	5/10/06	\$40,000	DOR RATIO;PERS MH;
006	619960	0280	1/5/04	\$312,000	IMP COUNT
006	746140	0270	4/27/05	\$113,522	DOR RATIO;QUIT CLAIM DEED;
006	769730	0020	6/13/06	\$405,000	RELOCATION - SALE BY SERVICE
006	769730	0020	6/7/06	\$405,000	RELOCATION - SALE TO SERVICE
006	769730	0130	5/19/06	\$151,659	DOR RATIO;QUIT CLAIM DEED;
006	911710	0020	4/28/06	\$329,980	RELATED PARTY, FRIEND, OR NEIGHBOR
006	911710	0270	9/28/04	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

***Vacant Sales Used in this Annual Update Analysis***  
**Area 51**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
2	032205	9088	6/30/2006	402625	78408	N	N
2	032205	9186	7/28/2005	50000	15597	N	N
2	042205	9022	9/29/2005	150000	41184	N	Y
2	042205	9099	11/22/2004	188740	43025	N	N
2	052205	9033	3/14/2005	515000	111514	N	N
2	052205	9260	4/15/2005	295000	46609	N	N
2	052205	9272	6/30/2004	555000	143312	N	N
6	282305	9101	7/29/2004	175000	78843	N	N
6	282305	9122	7/11/2005	36480	17387	N	N
6	322305	9354	11/3/2006	165000	6007	N	N
6	342305	9052	3/25/2005	360000	58806	N	N
6	619660	0520	2/27/2006	115000	75794	N	N
6	619780	0265	12/14/2005	110000	21741	N	N
6	619840	0041	6/30/2004	107000	22276	N	N
6	619840	0180	5/10/2006	710000	97574	N	N
6	619840	0320	5/25/2005	540000	94089	N	N
6	662340	0131	3/30/2006	150000	21953	N	N

***Vacant Sales Removed from this Annual Update Analysis***  
**Area 51**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	032205	9093	6/28/2006	50000	DORRatio
2	032205	9142	6/1/2006	37500	DORRatio
2	042205	9125	3/7/2005	179000	MOBILE HOME;
6	090800	0130	12/4/2006	400000	DORRatio
6	140220	0680	12/9/2004	79000	NO MARKET EXPOSURE;
6	282305	9101	7/29/2004	21000	GOVERNMENT AGENCY;
6	322305	9272	10/29/2004	41000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	332305	9002	7/29/2004	21000	GOVERNMENT AGENCY;
6	332305	9034	7/24/2006	1500000	GOVERNMENT AGENCY;
6	332305	9062	7/29/2004	21000	GOVERNMENT AGENCY;
6	332305	9089	9/27/2006	10000	DORRatio
6	342305	9204	5/28/2004	42000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
6	619720	0364	8/10/2004	12500	NON-REPRESENTATIVE SALE;
6	619900	0160	10/5/2004	230000	NO MARKET EXPOSURE;
6	619900	0260	4/24/2006	450000	STATEMENT TO DOR;



**King County  
Department of Assessments**

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble  
Assessor**

**MEMORANDUM**

DATE: January 4, 2007

TO: Residential Appraisers

FROM: Scott Noble, Assessor

A handwritten signature in black ink that reads "Scott Noble".

SUBJECT: 2007 Revaluation for 2008 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr